

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: 5519 Checkered Spot Dr, Gainesville, Georgia 30506.

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.

	Yes	No	Don't Know
1. SOIL, TREES, DRAINAGE AND BOUNDARIES:			
(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? <u>N/A vacant 1 year</u>			
(b) Are there any leases, written or verbal, on Property or any part thereof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Is there any fill dirt on Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Is there or will there be any landfill on Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Are there mine shafts or wells (in use or abandoned)?	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Is Property or any part thereof located in a flood zone?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(h) Are there any drainage or flooding problems on Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) Are there any diseased or dead trees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(j) Are there any encroachments, boundary line disputes, leases or unrecorded easements?	<input type="checkbox"/>	<input checked="" 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 contaminates?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Has Property ever been tested for radon or any other environmental contaminates?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. THE PROPERTY:			
(a) How many acres are in Property? <u>.59</u>			
(b) What is the current zoning of Property? <u>RT</u>			
(c) Will conveyance of Property exclude any mineral, oil and timber rights?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Are there any governmental allotments committed?	<input type="checkbox"/>	<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 type="checkbox"/>	<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? \$ <u>150</u> , per <u>year</u>			
Is there an initiation fee? If yes, what amount? \$ <u>0</u>			
(d) Are there any special assessments approved by but yet not owing or due to the Association?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, what amount \$ _____			
5. OTHER MATTERS:			
(a) Have there been any inspections of Property in the past year?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Are there any violations of local, state or federal laws, codes or regulations with respect to Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Have you received notices by governmental or quasi-governmental agency affecting Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Are there any existing or threatened legal actions affecting Property?	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Are there any private or undedicated roadways for which owner may have financial responsibility?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) If Property is served by well water, is the well on Property?	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Property Details

For Property Located At
5519 Checkered Spot Dr
Gainesville, GA 30506-7336
Hall County

Owner Info:

Owner Name:	Christopher Construction Corpo	Tax Billing Zip+4:	4504
Owner Name 2:	Iration	Recording Date:	11/15/2006
Tax Billing Address:	5010 Green Dr	Annual Tax:	\$404
Tax Billing City & State:	Gainesville GA	County Use Code:	Residential Lot
Tax Billing Zip:	30506	Universal Land Use:	Residential Lot

Location Info:

Subdivision:	Creekside At Monarch Ridge	Carrier Route:	R026
Census Tract:	2.02	Zoning:	Ric

Tax Info:

Tax ID:	10-0078-00-008	Total Assessment:	\$37,586
Tax Year:	2007	Tax Appraisal Area:	01
Annual Tax:	\$404	Legal Description:	Creekside At Monarch Ridge S/D Phs 3 Lot 57
Assessment Year:	2007	Lot Number:	57
Land Assessment:	\$37,586	Parcel ID:	10078 000008

Characteristics:

Lot Acres:	.59
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Last Market Sale:

Recording Date:	11/15/2006	Deed Type:	Warranty Deed
Settle Date:	11/01/2006	Owner Name:	Christopher Construction Corpo
Sale Price:	\$255,000	Owner Name 2:	Iration
Document No:	5874-92	Seller:	Elrod Road Development Llc

Sales History:

Recording Date:	11/15/2006
Sale Price:	\$255,000
Buyer Name:	Christopher Construction Corp
Seller Name:	Elrod Road Development Llc
Document No:	5874-92
Document Type:	Warranty Deed

Mortgage History:

Mortgage Date:	11/15/2006
Mortgage Amt:	\$229,500
Mortgage Lender:	Gainesville Bk&Tr
Mortgage Type:	Conventional

Courtesy of CHRIS MCCALL
 FMLS

The data within this report is compiled by First American CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

HALL COUNTY, Georgia
Real Estate Transfer Tax

Paid \$ 255.00

Date 11-15-06

DWIGHT S. WOOD
Clerk Superior Court

By JN
069 2006 010292

GEORGIA, HALL COUNTY, CLERK
SUPERIOR COURT FILED IN OFFICE
AND RECORDED IN BOOK 5874
PAGE(S) 2 THIS IS
DAY OF November, 2006 AT 12:10 Am.
DWIGHT S. WOOD, CLERK BY JN

000092

41536

After Recording Return to:
Fitzgerald & Burruss, L.L.C.
629 Dawsonville Highway, Suite 1500
Gainesville, Georgia 30501
(770) 718-5631

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF HALL

06C-0969

THIS INDENTURE, Made this 1st day of November, 2006, between

ELROD ROAD DEVELOPMENT, LLC

of the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

CHRISTOPHER CONSTRUCTION CORPORATION

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors, and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 0/100 DOLLARS AND GOOD AND VALUABLE CONSIDERATION in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee the following described property:

All that tract or parcel of land lying and being in Land Lot 79 of the 10th Land District, Hall County, Georgia, being Lots 55, 56, 57, 62, 67 and 70 of Creekside at Monarch Ridge, Phase III, as more fully shown on the subdivision plat recorded in Plat Book 844, Pages 74-77, Hall County, Georgia Records, which plat is incorporated herein by reference for a more complete description of the subject property.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

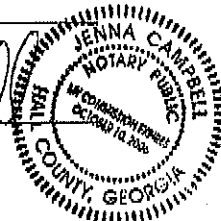
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered
in the presence of:

WITNESS

NOTARY PUBLIC



ELROD ROAD DEVELOPMENT, LLC

By: M & R Developments, Inc. General Manager

By: Robert D. Robison, President

