



SELLER'S PROPERTY DISCLOSURE STATEMENT (CONDOMINIUM) EXHIBIT "B"



2010 Printing

This Exhibit is part of the Agreement with an Offer Date of 20 11 for the purchase and sale of that certain Property known as: 845 Spring St NW #126 ATLANTA Georgia 30308

NOTICE TO BUYER AND SELLER: This disclosure statement is designed to assist Seller in disclosing to prospective buyers all known information or adverse facts relating to the physical condition of Unit and Property that are not readily observable, disclosing historical information and past problems with Unit and Property and identifying those fixtures/items that are included with the sale of Unit. For the purposes of this Disclosure Statement, the term "Unit" shall not include any interest in the common elements (including limited common elements) assigned to Unit in the Declaration. The term "Association" shall mean the condominium or Unit owners' association for the above referenced condominiums. The term "Property" shall refer to all property made a part of the condominium in which Unit is located. 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" OR "OTHER" SELLER SHALL FULLY EXPLAIN THE ANSWER TO THE QUESTION IN THE BLANK CORRESPONDING TO THE QUESTION AND/OR IN THE ADDITIONAL EXPLANATIONS PARAGRAPH.

1. OCCUPANCY: (a) Is Unit vacant? Yes No Don't Know (b) If yes, how long has it been since Seller occupied Unit? (c) Are there any leases, written or verbal, on Unit or any part thereof?

2. SOIL, TREES, SHRUBS AND BOUNDARIES: (a) Are there any landfills (other than foundation backfill), graves, mine shafts, trash dumps or wells (in use or abandoned) on Property? (b) Is there any sliding, settling (other than normal settling), earth movement, sinkholes, upheaval, or earth stability/expansive soil problems? (c) Are there any encroachments, unrecorded easements, or boundary line disputes with respect to Property? (d) Are there any encroachments or unrecorded easements with respect to Unit?

3. ROOF, GUTTERS AND DOWNSPOUTS: (a) Approximate age of roof on building in which Unit is located: // years. (b) Has the roof on building in which Unit is located, or any part thereof, been repaired during your ownership? (c) Are there any roof leaks into the Unit?

4. TERMITES, DRY ROT, PESTS, AND WOOD-DESTROYING ORGANISMS: (a) Is there any past or present damage to Property caused by infiltrating pests, termites, dry rot, or other wood-destroying organisms? (b) Is there any past or present damage to Unit caused by infiltrating pests, termites, dry rot, or other wood-destroying organisms? (c) Does the Association currently have Property under a transferable bond, warranty or other coverage for termites or other wood destroying organisms by a licensed pest control company? (d) Have any termite/pest control reports or treatments for Property or Unit been done in the last five (5) years? (e) Do any exterior portions or exterior improvements on Property have any untreated wood or exterior siding/cladding, such as rigid board insulation, foam plastic, synthetic stucco, hard coat stucco, wood or masonry siding (excluding brick), below grade or within six inches of finished grade?

5. STRUCTURAL ITEMS, ADDITIONS AND ALTERATIONS: (a) What year was Unit constructed? 2002 (b) Is the condominium a condominium conversion? (c) If yes, what year was it converted? (d) Has there been any movement, shifting, settling (other than normal settling), cracking, deterioration, or other structural problems with any portion of Property? (e) Has there been any additional structural bracing, underpinning, or other structural reinforcement been added to any portion of Property? (f) Has there been any additional structural bracing, underpinning, or other structural reinforcement been added to any portion of Unit?

F52, Seller's Disclosure Statement (Condominium) Exhibit, Page 1 of 4, 01/01/10 Copyright © 2010 by Georgia Association of REALTORS®, Inc.

SAKRAH WEIBEL, COMMUNITY ONE, 678-551-2531
Name and telephone number of Association or management company contact person:

- (g) Is the Association self managed or not managed by a professional management company?
- (f) Is the Association a defendant in any lawsuit?
- (e) If yes, how much will the new assessment be? \$
- (d) Has the annual assessment for Unit for the next fiscal year been approved?
- (c) If yes, state amount. \$
- (b) Are there any delinquent fines or other assessments owing on Unit?
- (a) If yes, what amount \$
- (c) Are there any special assessments approved by but yet not owing or due to the Association?
- (b) The Association fee for common expenses is: \$ 369.02 per MONTH
- (a) In purchasing Unit, will any initiation, transfer, or other similar fee be owed to the Association?

10. FEES, ASSESSMENTS AND PROPERTY MANAGEMENT:

- (a) Are there any underground tanks, toxic or hazardous substances on or in the common elements (structure or soil) such as asbestos, urea-formaldehyde, methane gas, radioactive material, radon, mold, benzene or others or environmental contaminants?
- (b) Are there any toxic or hazardous substances in the Unit?

9. TOXIC SUBSTANCES:

- (k) When was the fireplace, wood stove or chimney/flue cleaned? Date:
- (j) Are any fireplaces serving Unit not working fireplaces or not in good working order and repair?
- (i) Are there any system(s) or appliance(s) which is leased or which has a fee associated with its use?
- (h) Does Unit have aluminum wiring other than the primary service line?
- (g) Does any system for heating and/or cooling Unit or heating water serve more than one Unit?
- (f) Approximate age of water heater: 9 years
- (e) How is water heated in the Unit? Electric Gas Solar
- (d) Approximate age of air conditioning system(s): 9 years
- (c) What type of air conditioning system(s) serve Unit?
- (b) Approximate age of heating system(s): 9 years
- (a) What type of heating system(s) serve Unit? Electric Gas Other

8. OTHER SYSTEMS AND COMPONENTS:

- (h) Is there any polybutylene plumbing, other than primary service line, serving Unit?
- (g) Do you know of any past or present leaks, backups, or other similar problems relating to any of the plumbing, water and/or sewage-related items?
- (f) If yes, please give the date of last service:
- (e) Do you know if any septic tank or cesspool on Property has ever been professionally serviced?
- (d) Is Unit served by sewage pump or lift system?
- (c) What is the type of sewage system: Public Private Septic Tank
- (b) Do you have a water softener, filter or purifier? If yes, Leased Owned
- (a) If your drinking water is from a well, has it been tested within the past twelve months?
- (a) What is your drinking water source: Public Private Well on Property

7. PLUMBING RELATED ITEMS:

- (f) Does mold appear on interior portions of the Unit other than on the walls, floors or ceilings of showers/bathrooms or within common element walls adjacent to Unit?
- (e) retaining moisture, swelling, chipping or delaminating?
- (d) Has there been any drainage problems or flooding on Property?
- (c) Is Property or any portion thereof located in a flood zone?
- (b) Have any repairs been made to control any water or dampness problems in the Unit?
- (a) Has there been any water leakage, accumulation, or dampness within Unit?

6. DRAINAGE, FLOODING AND MOISTURE:

- (k) Does any of the exterior siding or cladding of any portion of Property contain synthetic stucco where the interior studs and windows are constructed of wood?
- (j) building codes or zoning regulations or for which a necessary permit was not obtained?
- (i) Has there been any work done to Unit of the Condominium that was not in compliance with for work done in or to Unit?
- (h) Have there been any instances where necessary permits and/or approvals were not obtained subsequent to the time Property was submitted to the condominium form of ownership?
- (g) Have there been any additions, structural changes, or any other major alterations to Unit subsequent to the time Property was submitted to the condominium form of ownership?
- (f) Are there any problems with driveways, walkways, patios, or retaining walls serving Unit?

Don't Know Yes No

CLOGGED DRAIN

14. LEAD-BASED PAINT: Was any part of the Unit or any painted component, fixture or material used therein constructed or manufactured prior to 1978? Yes Don't Know No

If you have answered "Yes" or "Don't Know" the Lead-Based Paint Exhibit F54 must be executed by the parties and the Lead-Based Paint Pamphlet F55 must be provided to the buyer.

15. 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? No Yes 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 forest land 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 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 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 that are in conformance with existing laws and regulations and accepted customs and standards.

16. ADDITIONAL EXPLANATIONS FOR ALL QUESTIONS ANSWERED "YES" OR "OTHER": [Explanations should reference the number of the question for which more detailed information is being provided.]

Additional pages are or are not attached.

17. 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 and Unit 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. Buyer should consult the Association for additional information regarding the common elements of the Condominium and the operation of the Association. Seller hereby authorizes Broker to provide this information to prospective buyers of Unit and to real estate brokers and their affiliated licensees. Seller agrees to promptly update this Seller's Condominium Disclosure Statement and to 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 (2) years? Yes No
Has Unit been Seller's primary residence for at least two (2) of the last five (5) years? Yes No

Seller: [Signature]
Date: 11-24-11

Seller: _____
Date: _____

18. RECEIPTS AND ACKNOWLEDGMENT BY BUYER:

I acknowledge receipt of this Seller's Condominium Disclosure Statement. I understand that, except as stated in the Purchase and Sale Agreement, Unit is being sold in its present condition, without warranties or guarantees of any kind by Seller or Brokers. No representations concerning the condition of Unit are being relied upon by Buyer except as disclosed herein or stated in the Purchase and Sale Agreement.

Buyer: _____
Date: _____

Buyer: _____
Date: _____