

# SELLER'S PROPERTY DISCLOSURE STATEMENT (LOT/LAND) EXHIBIT " \_\_\_\_\_ "



2019 Printing

This Seller's Property Disclosure Statement ("Statement") is an exhibit to the Purchase and Sale Agreement with an Offer Date of \_\_\_\_\_ for Property known as or located at:

100 S Evergreen, Barnesville Georgia 30204

This Statement contains Seller's disclosures to Buyer regarding the present condition of the Property, certain past repairs and the history of the Property.

**A. INSTRUCTIONS TO SELLER IN COMPLETING THIS DISCLOSURE STATEMENT.** In completing this Disclosure Statement, Seller agrees to:

- (1) answer all questions in reference to the Property (which, unless otherwise noted, shall include the improvements thereon);
- (2) leave no question unanswered;
- (3) answer all questions fully and accurately based upon the best knowledge and belief of all Sellers in the Lot/Land Purchase and Sale Agreement;
- (4) fully explain in the Additional Explanations paragraph any questions to which the answer is "yes" or "don't know" referencing the number of the question for which the additional explanation is being given; and
- (5) promptly revise the Statement and provide a copy of the same to the Buyer and any Broker involved in the transaction if prior to closing there are any material changes in the answers to any of the questions.

**B. HOW THIS STATEMENT SHOULD BE USED BY BUYER.** The answers of Seller below should not be a substitute for Buyer conducting a careful, independent evaluation of the Property. Caveat emptor or buyer beware is the law in Georgia. Buyer is expected to use reasonable care to identify defects in the Property and satisfy herself or himself that the Property is suitable for Buyer's needs and purposes. If an independent evaluation of the Property reveals potential problems or areas of concern that would cause a reasonable buyer to investigate further, Buyer may not have legal recourse if Buyer fails to investigate further.

**C. DISCLOSURES.**

	<u>Yes</u>	<u>No</u>	<u>Don't Know</u>
<b>1. OCCUPANCY:</b>			
(a) Is the Property vacant? If yes, how long has it been since Seller occupied the Property? _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Is the Property or any portion thereof leased?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>2. COVENANTS, FEES AND ASSESSMENTS:</b>			
(a) Is the Property subject to a recorded Declaration of Covenants, Conditions and Restrictions ("CC&Rs") or other similar restrictions?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Is the Property part of a condominium or community in which there is a homeowners' association? [IF YES, SELLER IS INSTRUCTED TO ADDITIONALLY FILL OUT AND PROVIDE TO BUYER A COMMUNITY ASSOCIATION FEES, DISCLOSURES AND RELATED ISSUES EXHIBIT, GAR F322].	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3. THE PROPERTY:</b>			
(a) How many acres are in Property? <u>57 is 1.27; 58 is 1.28; 73 is 3.068; 74 is 1.74</u>			
(b) What is the current zoning of Property? <u>R3</u>			
(c) Will conveyance of Property exclude any mineral, oil and timber rights?	<input checked="" type="checkbox"/>	<input 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"/>
<b>4. SOIL, TREES, SHRUBS AND BOUNDARIES:</b>			
(a) Is there any fill dirt on Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Are there any landfills (other than foundation backfill), graves, burial pits, caves, mine shafts, trash dumps or wells (in use or abandoned)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Is there now or has there ever been any visible soil settlement or movement?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Is any part of Property located in a 100 year Special Flood Hazard Area where there is at least a 1% chance of a flood in any given year?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Are there any drainage or flooding problems on Property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Are there any diseased or dead trees?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Are there presently any encroachments, unrecorded easements or boundary line disputes with a neighboring property owner?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

THIS FORM IS COPYRIGHTED AND MAY ONLY BE USED IN REAL ESTATE TRANSACTIONS IN WHICH Theodora Cox IS INVOLVED AS A REAL ESTATE LICENSEE. UNAUTHORIZED USE OF THE FORM MAY RESULT IN LEGAL SANCTIONS BEING BROUGHT AGAINST THE USER AND SHOULD BE REPORTED TO THE GEORGIA ASSOCIATION OF REALTORS® AT (770) 451-1831.

	Yes	No	Don't Know
<b>5. TOXIC SUBSTANCES:</b>			
(a) Are there any underground tanks or toxic or hazardous substances such as asbestos?	_____	<input checked="" type="checkbox"/>	_____
(b) Has Property ever been tested for radon or any other environmental contaminates?	_____	<input checked="" type="checkbox"/>	_____
<b>6. OTHER MATTERS:</b>			
(a) Have there been any inspections in the past year? If yes, by whom and of what type? _____	_____	<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"/>	_____
(h) Has the Property been enrolled in a Conservation Use Program? If yes, when was the Property enrolled? _____	_____	<input checked="" type="checkbox"/>	_____
(i) Are there any other latent or hidden defects that have not otherwise been disclosed?	_____	<input checked="" type="checkbox"/>	_____

**7. AGRICULTURAL DISCLOSURE:**

Is Property within, partially within, or adjacent to any property zoned or identified on an approved county land use plan as agricultural or forestry use? \_\_\_\_\_  \_\_\_\_\_

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 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.

**8. 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 checked="" type="checkbox"/> Public Water |
| <input checked="" 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 _____             |

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

1. Property is part of Homeowners Association, but vacant land does not have to pay homeowners dues.
2. Property has "logging bridge" between lots 74 and 57. It is designed to hold fully loaded logging truck. Usually made with pine, but this bridge is made of 11 oak logs bolted together is two sets of five and six logs.

Additional pages are attached.

**SELLER'S REPRESENTATION REGARDING SELLER'S LOT/LAND PROPERTY DISCLOSURE STATEMENT:**

Seller represents that Seller has followed the Instructions to Seller in Completing This Disclosure Statement set forth in Paragraph A above and will follow the same in updating this Disclosure Statement as needed from time to time.

Seller: Theodor G. Cox

Date: 7-8-2019

Seller: \_\_\_\_\_

Date: \_\_\_\_\_

Additional Signature Page (F267) is attached.

**RECEIPT AND ACKNOWLEDGMENT BY BUYER:**

Buyer acknowledges the receipt of this Seller's Lot/Land Property Disclosure Statement.

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Additional Signature Page (F267) is attached.

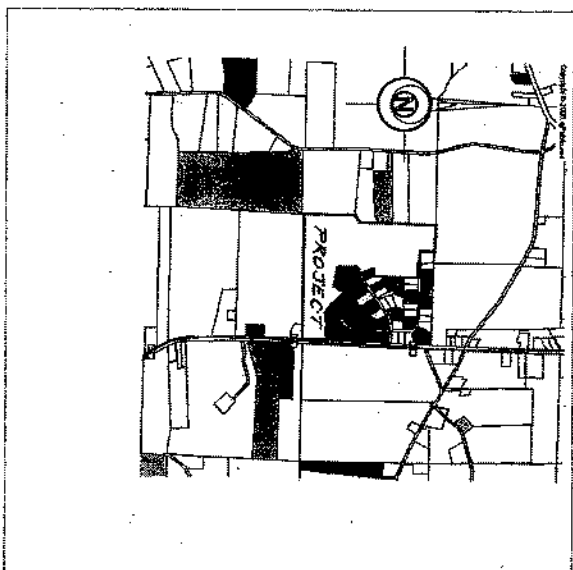
COLE FOREST SUBDIVISION PHASE 2 LOT SUBDIVISION

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107 10	69235.904	82	11	51464380	607848
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107 8	71188.100	82	11	51464380	607848
107 7	72164.200	82	11	51464380	607848
107 6	73140.300	82	11	51464380	607848
107 5	74116.400	82	11	51464380	607848
107 4	75092.500	82	11	51464380	607848
107 3	76068.600	82	11	51464380	607848
107 2	77044.700	82	11	51464380	607848
107 1	78020.800	82	11	51464380	607848
107 0	78996.900	82	11	51464380	607848
107 24	41790.000	82	11	51464380	607848
107 23	42766.100	82	11	51464380	607848
107 22	43742.200	82	11	51464380	607848
107 21	44718.300	82	11	51464380	607848
107 20	45694.400	82	11	51464380	607848
107 19	46670.500	82	11	51464380	607848
107 18	47646.600	82	11	51464380	607848
107 17	48622.700	82	11	51464380	607848
107 16	49598.800	82	11	51464380	607848
107 15	50574.900	82	11	51464380	607848
107 14	51551.000	82	11	51464380	607848
107 13	52527.100	82	11	51464380	607848
107 12	53503.200	82	11	51464380	607848
107 11	54479.300	82	11	51464380	607848
107 10	55455.400	82	11	51464380	607848
107 9	56431.500	82	11	51464380	607848
107 8	57407.600	82	11	51464380	607848
107 7	58383.700	82	11	51464380	607848
107 6	59359.800	82	11	51464380	607848
107 5	60335.900	82	11	51464380	607848
107 4	61312.000	82	11	51464380	607848
107 3	62288.100	82	11	51464380	607848
107 2	63264.200	82	11	51464380	607848
107 1	64240.300	82	11	51464380	607848
107 0	65216.400	82	11	51464380	607848
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107 1	64240.300	82	11	51464380	607848
107 0	65216.400	82	11	51464380	607848

TOTAL PROJECT AREA: 106.46+/- ACRES

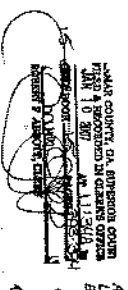
PREPARED BY  
**Watford Land Services**  
 P.O. BOX 186  
 Orchard Hill, GA. 30266-0186  
 PHONE: 770-228-8759 FAX: 770-228-8759

FINAL PLAT  
 OF  
 COLE FOREST SUBDIVISION  
 PHASE 2  
 (SHEET 1 OF 2)



OWNER / DEVELOPER:  
 PHM LLC  
 203 EAST TAYLOR STREET  
 GRIFFIN, GEORGIA 30224  
 CONTACT: ALAN MOBLEY  
 PHONE NO. 770-227-7868

STREET NAMES:  
 COLE FOREST BOULEVARD  
 OLIVIA LANE  
 MYLEE COVE  
 HASSONS RIDGE



WETLANDS SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. LOT OWNERS MAY BE SUBJECT TO SPECIAL USE RESTRICTIONS TO THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.

"THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE OUTFLOW OR EXPOSITION OF NATURAL OR ARTIFICIAL DRAINAGE BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, NOR FOR THE EXTENSION OF CURBS BEYOND THE POINTS SHOWN ON THIS PLAT AND AS REQUIRED BY THE LANDOWNERS COUNTY DEVELOPMENT ORDINANCE."

NOTES:  
 1. THIS PLAT IS HEREBY APPROVED FOR RECORDING BY LAWYER COUNTY, GEORGIA.  
 DATE: 11/18/09  
 BY: BUILDING AND ZONING DEPARTMENT

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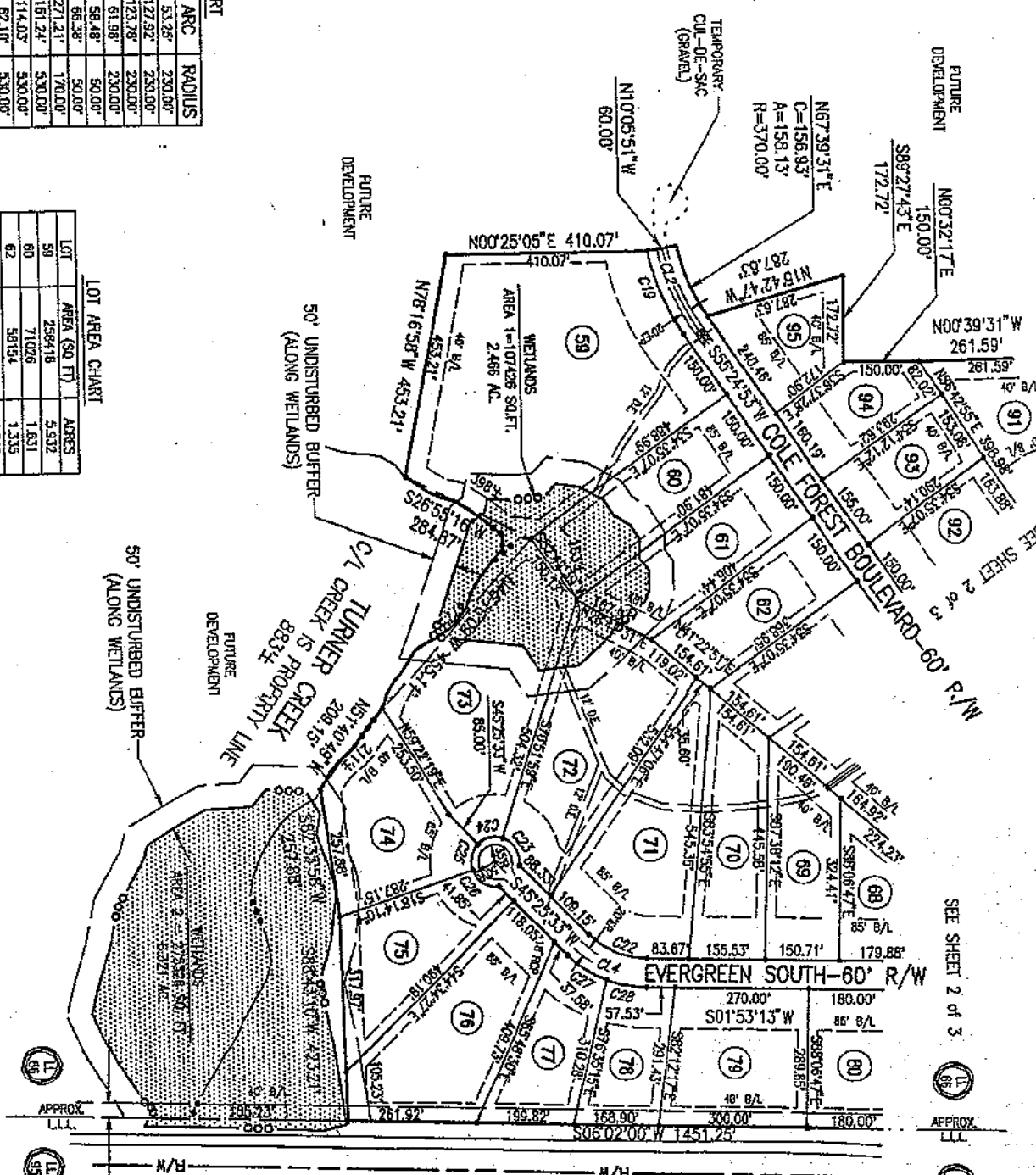


LOT CURVE DATA CHART

LINE	CHORD	CHORD BEARING	ARC	RADIUS
C1	53.13'	N04°44'43"W	53.25'	230.00'
C2	128.28'	N07°18'41"W	127.92'	230.00'
C3	122.29'	N08°30'45"W	123.78'	230.00'
C4	61.79'	N01°47'38"W	61.98'	230.00'
C5	63.20'	N09°53'43"W	68.48'	50.00'
C6	61.61'	S38°34'05"W	66.38'	50.00'
C7	243.39'	S43°48'56"E	271.21'	170.00'
C8	180.62'	S03°10'18"W	161.24'	530.00'
C9	113.61'	S08°17'32"W	114.03'	530.00'
C10	62.07'	S08°46'18"W	62.10'	530.00'
C11	94.58'	N04°28'47"W	95.08'	270.00'
C12	37.02'	N16°59'44"E	37.92'	50.00'
C13	51.86'	N38°41'30"W	59.27'	50.00'
C14	41.50'	S08°49'49"W	42.79'	50.00'
C15	41.12'	S54°01'44"W	42.38'	50.00'
C16	62.44'	S26°53'46"E	67.44'	50.00'
C17	20.31'	S16°10'16"E	20.31'	330.00'
C18	96.56'	S26°15'36"E	95.90'	330.00'
C20	150.35'	N04°37'08"E	151.90'	470.00'
C21	147.57'	N02°51'18"E	148.18'	470.00'

LOT AREA CHART

LOT	AREA (SQ FT)	ACRES
59	259,718	5.932
60	71,026	1.631
62	58,194	1.335
68	57,420	1.318
70	69,061	1.595
71	9,684	2.219
72	11,057	2.538
73	13,653	3.088
74	75,979	1.744
75	68,872	1.583
76	101,807	2.333
77	55,707	1.279
78	45,132	1.036
79	62,611	1.436
83	44,937	1.032
84	43,539	1.000



**FOR REVIEW ONLY**

SAVANNAH COUNTY, GA. SUPERIOR COURT  
 FILED & RECORDED IN CLERK'S OFFICE  
 FEB 12 2003 AM 9:50:04  
 DEPUTY CLERK  
 ROBERT F. ARBOLD, CLERK



SEE SHEET 2 of 3

SEE SHEET 2 of 3

SEE SHEET 2 of 3

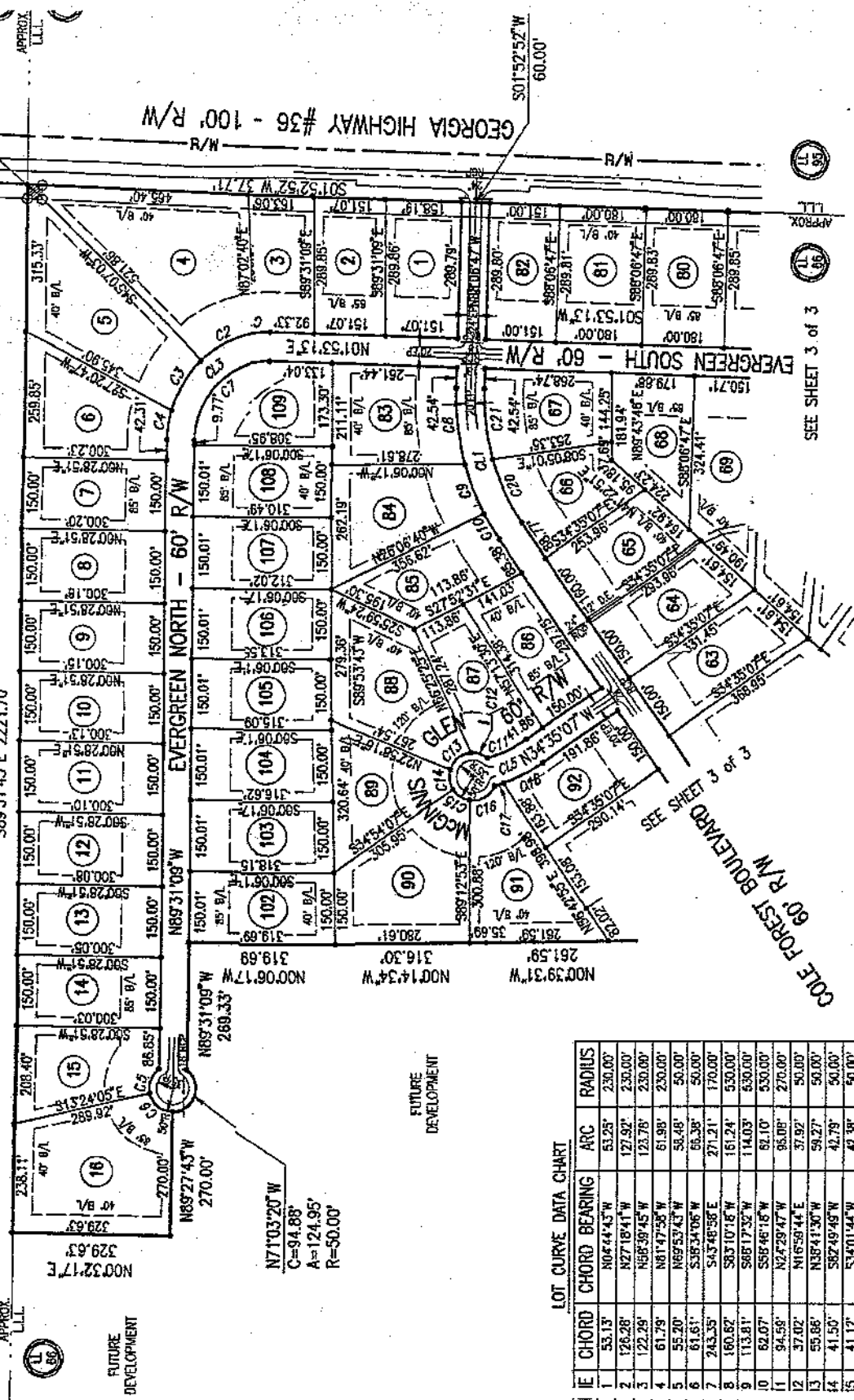
N/F  
WALTER SHELTON GRESHAM &  
BARBARA HALE GRESHAM WILLEY  
DB 234, PG 23

S89°31'43"E 222.170'

BELL SOUTH I  
DB 176, PG  
APPROX L.L.L.

30' LAMAR E.M.C.  
EASEMENT  
DB 432, PG 93

GEORGIA HIGHWAY #36 - 100' R/W



LOT CURVE DATA CHART

LI	IE	CHORD	BEARING	ARC	RADIUS
1		804'44.3'W	53.25°	230.00'	
2		127'18.4'W	121.92°	230.00'	
3		122.29'	125.78°	230.00'	
4		61.79'	181.47°	50.00'	
5		55.20'	169.53°	50.00'	
6		61.61'	53.48°	50.00'	
7		243.35'	54.78°	170.00'	
8		160.62'	58.10°	151.24'	530.00'
9		113.81'	58.87°	114.03'	530.00'
10		62.07'	58.46°	62.10'	530.00'
11		94.58'	12.42°	95.00'	270.00'
12		37.02'	116.59°	37.92'	50.00'
13		55.86'	135.41°	59.27'	50.00'
14		41.50'	58.29°	42.79'	50.00'
15		41.12'	52.53°	67.44'	50.00'
16		20.31'	51.61°	20.31'	330.00'
17		95.58'	52.61°	95.90'	330.00'
18		150.36'	16.43°	151.00'	470.00'
19		147.57'	162.51°	148.18'	470.00'

CENTERLINE CURVE DATA CHART

VE	CHORD	CHORD BEARING	ARC	RADIUS
1	312.93'	S75.39°	318.28'	500.00'
2	286.29'	N45.49°	319.07'	200.00'

LAMAR COUNTY, GA. SUPERIOR COURT  
FILED & RECORDED IN CLERK'S OFFICE  
DEC 12 2006 AT 9:30 A.M.  
PROCEED BOOK 14 PAGES 503  
Robert F. Abbott, Clerk



SEE SHEET 3 of 3

SEE SHEET 3 of 3

APPROX L.L.L.

APPROX L.L.L.

APPROX L.L.L.

APPROX L.L.L.

APPROX L.L.L.

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

N71°03'20"W  
C=94.88'  
A=124.95'  
R=50.00'

N00°32'17"E  
329.63'

N89°27'43"W  
270.00'

N89°31'09"W  
269.33'

N89°31'09"W  
150.00'

N89°31'09"W  
150.00'

N89°31'09"W  
150.00'

N89°31'09"W  
150.00'

N89°31'09"W  
150.00'

N89°31'09"W  
150.00'

N89°31'09"E  
289.85'

N01°53'13"E  
151.07'

S01°52'52"W 37.77'

S01°52'52"W 60.00'

APPROX L.L.L.

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