

GEORGIA- SELLER'S PROPERTY DISCLSOSURE STATEMENT

PROPERTY ADDRESS: 10941 Panhandle Rd. Hampton, GA 30228
(Street Address) (City) (State) (ZIP)

NOTICE TO BUYER: The answers provided by Seller herein are not a warranty and should not be a substitute for Buyer conducting an independent evaluation of the property that might include hiring third parties such as inspectors, attorneys or other professionals.

INSTRUCTIONS TO SELLER: In Completing this disclosure statement, Seller hereby agrees to answer all questions based upon the best knowledge and belief of all Sellers in the contract for sale, leave no question unanswered, fully explain any "yes" answer and to revise this statement and provide a copy of the revised statement to the Buyer and any Broker involved in the transaction if there are any materials changes in the answers to any of the questions prior to closing.

OWNERSHIP AND PROPERTY:

- 1. "Property" shall mean the real property and all fixtures, improvements and appurtenances thereto.
2. Does the Property include any leased land? If "YES" Explain: (NO)
3. Mineral rights owner: [X] Seller- mineral rights run with the Property [] Seller- mineral rights will not convey []
4. LEGAL OWNER(S) OF THE PROPERTY: Olympic Towers Solution LLC Date Purchased: 02/05/2019
5. Is the legal owner(s) of the Property a foreign person or non-resident alien pursuant to the Foreign Investment in Real Property Act? [] YES [X] NO
6. Seller [] does [X] does not occupy property. If Seller does occupy- dates occupied: FROM TO
7. Approximate year built: If prior to 1978, Seller must furnish Buyer with lead-based paint disclosure.
8. The Property is currently: (circle one) Owner-occupied Leased Estate Foreclosure Vacant
9. List any prepaid rents or refundable deposit amounts and who is holding these amounts:
10. Have you entered into any agreement to transfer your interest in the Property in any way, including rental renewals or options to purchase? Explain:
11. Are there any associations governing this Property, such as an HOA or Condo Association? Name: Contact Phone:
12. Are there any association fees that the property owner must pay?

Buyer: Seller: [Signature]

\$ fees due every (month) (year) (other)

13. Are you aware of any transfer fees that will be due upon transfer of the property as charged by any governing association? YES NO
Explain: _____ 2/27
14. Are you aware of any proposed or existing assessments or special assessments by the association? YES NO
Explain: _____
15. Are you aware of any disputes, pending or filed litigation related to the Property or the association, including any class action lawsuits? YES NO
Explain: _____
16. Are you aware of any of the following recorded against the Property? (Circle all that apply) YES NO
Judgment liens Tax liens Other non-consensual liens
17. Are you aware of any assessments affecting this Property? (Circle all that apply) YES NO
Paving Sewer Water Electric Other: _____
18. Are you aware of any title issues affecting the Property? (Circle all that apply) YES NO
Recorded Easements Use restrictions Lot line disputes Encroachments Unrecorded easements
Use permits Other: _____
19. Are you aware of any public or private use paths or roadways on or across this Property? YES NO
Explain: _____
20. Are you aware of any problems with legal or physical access to the Property? YES NO
Explain: _____
21. The road / street access to the property is maintained by: County City State HOA Privately
If privately maintained is there a recorded road maintenance agreement?
Explain: _____
22. Are you aware of any violation(s) of the following: (Circle all that apply) YES NO
Zoning Building Codes Utility Services Sanitary health regulation Covenants, Conditions, Restriction
Other: _____
Attach a copy of any violation notices, if available.
23. Are you aware of any homeowner's insurance claims that have been filed against the property? YES NO
Explain: _____
24. AGRICULTURAL DISCLOSURE: Is the Property within, partially within or adjacent to any property zoned or identified on an approved county land use plan as agricultural or forestry land? YES NO
"It is the policy of this state and these communities 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 the 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."

UTILITIES

25. Does this Property currently receive the following services? If so, list the name of the utility provider

26. Electricity?

Provider: _____

YES NO

27. Fuel- Natural Gas Propane Oil (circle all that apply)

Provider: _____

YES NO

28. Cable or other television services:

Provider: _____

YES NO

29. Telephone:

Provider: _____

YES NO

30. Garbage collection:

Provider: _____

YES NO

31. Fire protection:

Provider: _____

YES NO

32. Irrigation:

Provider: _____

YES NO

33. Water Source- (Circle all that apply) Public Private Hauled Water

Provider: _____

YES NO

34. Water Source: (Circle all that apply) Private Well Shared Well

YES NO

35. Are you aware of any past well testing or inspection?

If "YES" Explain: _____

YES NO

36. Are you aware of any uncapped or unused water well on the property?

YES NO

37. Are you aware of any past or present drinking water problems associated with the Property?

Explain: _____

YES NO

38. Are there any alternate power systems serving the Property? (Circle all that apply)

Solar Wind Generator Other: _____

Explain any past or present problems with any alternate power systems: _____

YES NO

BUILDING STRUCTURAL AND SAFETY INFORMATION

39. Are you aware of any past or present roof leaks?

Explain: _____

YES NO

40. Are you aware of any past or present roof problems?

Explain: _____

YES NO

41. Are you aware of any roof repairs?

Explain: _____

YES NO

42. Is there a roof warranty? [If YES, attach a copy]

Cost to transfer, if applicable: \$ _____

YES NO

43. Are you aware of the use of any drywall used in or on the Property made in China and/or any foul smell?

YES NO

44. Are you aware of any interior wall/ceiling/door/window/floor problems?

Explain: _____

YES NO

45. Are you aware of any cracks or settling involving the foundation, exterior walls or slab? YES NO
 Explain: _____
46. Are you aware of any chimney or fireplace problems, if applicable? YES NO
 Explain: _____
47. Are you aware of any damage to any structure on the Property by any of the following: (Circle all that apply): YES NO
 Flood Fire Wind Expansive soil Water Hail Other
 Explain: _____
48. Are you aware if any building or structure now located at the property was constructed elsewhere and subsequently moved on to the property? YES NO
49. Are you aware of past presence of termites or other wood destroying organisms on the Property? YES NO
50. Are you aware of current presence of termites or other wood destroying organisms on the Property? YES NO
51. Are you aware of past or present damage to the Property by termites or other wood destroying organisms? YES NO
52. Explain any "YES" answer for items 48-51: _____
53. Are you aware of any past or present treatment of the Property for termites or other wood destroying organisms? YES NO
 If "YES" date of treatment and name of provider: _____
 Please attach any warranty related to the treatment.
54. Are you aware of the presence of any untreated exterior wood, stucco, board insulation, siding or cladding other than stone, brick or concrete currently in contact with the soil or within six inches of the finish grade? YES NO
55. Type of Heating: _____ YES NO
 Are you aware of any problems with the heating system(s)?
 Explain: _____
56. Type of Cooling: _____ YES NO
 Are you aware of any problems with the cooling system(s)?
 Explain: _____
57. Are you aware of the type of water pipes on the property, such as galvanized, PVC, copper, etc.? YES NO
 If "YES", please describe: _____
58. Are you aware of any past or present plumbing problems? YES NO
 If "YES", please describe: _____
59. Are you aware of any water pressure problems? YES NO
 If "YES", please describe: _____
60. Are you aware of any water heater problems? YES NO
 Type of water heater (Circle one) Gas Electric Solar Approximate age: _____
61. Is there a landscape watering system? Automatic timer or manual? _____ YES NO
 If "YES" list any problems you are aware of with the landscape watering system: _____
62. Are there any other water treatment systems on the property? (Circle all that apply) YES NO
 Water filtration Reverse Osmosis Water Softener Other _____
 If leased, attach a copy of any lease and enter provider name here: _____
63. Are you aware of any problems with any of the water treatment systems on the property? YES NO
 If "YES" explain: _____
64. Does the property contain any of the following: (Circle all that apply and note if heated and heat source) YES NO

Swimming pool Hot tub Sauna Spa Water feature
Heating: _____

65. Are you aware of any past or present problems with the pool, hot tub, sauna, spa or water feature? YES NO
If "YES" explain: _____
66. Are you aware of any past or present problems with any of the electrical systems on the Property? YES NO
If "YES" explain: _____
67. Is there a security system on the Property? YES NO
If "YES" (Circle all that apply) Owned Monitored Leased Other _____ Provider(s) _____
If "Leased" or "Monitored" attach a copy of the appropriate lease or agreement.
68. Does the Property have any of the following systems or detectors (Circle all that apply): YES No
Smoke/fire detection Fire suppression/sprinklers Carbon monoxide detector
If "YES" are you aware of any past or present problems? Explain: _____
69. Are you aware of any of the following on the Property? (Circle all that apply): YES NO
Rodents Scorpions Bee swarms Rabid animals Reptiles Other: _____
Explain and indicate how often the Property is serviced or treated for pests, reptiles, insects or animals:

70. Are you aware of any rooms added to the Property or converted to bedrooms? If "YES" YES NO
Indicate whether or not permits were obtained and from whom- _____
71. Was the work in item 70 above done by licensed professionals? YES NO
Explain: _____
72. Was approval required from any association for the work in item 70 above? YES NO
If "YES," were approvals granted and work completed as approved? Explain: _____
73. Are there any security bars or other obstructions to door or window openings on the Property? YES NO
Explain: _____
74. Are you aware of any past or present problems with any built-in appliances on the Property? YES NO
Explain: _____
75. Are there any leased propane tanks, equipment or other systems on the Property? YES NO
Explain: _____

SEWER/WASTEWATER TREATMENT

76. Is the entire property connected to a sewer?: YES NO
Explain: _____ (unknown)
If "YES" what type of sewer: (Circle one) Public Private Planned and approved, but not connected
77. Has a sewer verification test ever been done for this property? YES NO
If "YES" name of Provider: _____ unknown
Attach a copy of any report.
78. Are you aware of any past or present problems with the sewer? YES NO
Explain: _____

79. If a private septic system is in use:
Date of last inspection/service/ or pumping of septic _____ Are you aware of any problems with the
septic system? YES NO Explain _____ YES NO

80. If the property is served by a septic tank, are you aware of any inspection in the last 5 years – if "YES" note the
result or attach a copy: YES NO
Explain: _____

ENVIRONMENTAL INFORMATION

81. Are you aware of any past or present issues or problems with any of the following on the Property?
(Circle all that apply) YES NO
Soil settlement /expansion Drainage/grade Erosion Fissures Dampness/Moisture Other: _____
Explain: _____

82. Are you aware of any unsatisfactory soil, groundwater or percolation test on the Property?
If "YES" explain: _____ YES NO

83. Are you aware of any contaminated soil or water on the property? YES NO

84. Are you aware if the Property is subject to any present or proposed effects of any of the following? (Circle all that
apply): Airport Noise Traffic noise Rail line noise Neighborhood noise Landfill Odors YES NO
Toxic waste disposal Nuisances Sand/gravel operations Other: _____
Explain: _____

85. Are you aware if any portion of the Property has even been used as a "clandestine drug laboratory"
(manufacture of, or storage of, chemicals or equipment used in the manufacture of methamphetamine,
ecstasy or LSD) that has not been remediated by a professional? YES NO
Explain: _____

86. Are you aware if the Property is located in the vicinity of an airport – military, public or private?
Explain: _____ YES NO

87. Are you aware of any notice of problem environmental conditions on the Property, including but not limited d
to a notice from the EPA, a government agency, or inspection report? YES NO

88. Are you aware of the presence of any of the following on the Property, past or present? (Circle all that apply) YES NO
Asbestos Radon gas Lead-based paint Pesticides Underground storage tanks Fuel/chemical
storage Urea/formaldehyde Hazardous waste or other toxic substance or chemical
Explain: _____

89. Are you aware if the Property is located within any of the following? (Circle all that apply) YES NO
Superfund/WQARF/CERCLA area Wetlands Area Greenbelt

90. Are you aware of any graves, burial pits, landfills (other than foundation backfill), open mine shafts/tunnels,
abandoned wells or mining/mineral activity on or under the surface of the Property? YES NO
If "YES" describe the location: _____

91. Are you aware if any portion of the Property is located in a flood plain/way? If "YES", Explain: YES NO

92. Are you aware of any portion of the Property ever having been flooded? If "YES", Explain: YES NO

93. Are you aware of any water damage or water leaks of any kind on the Property? If "YES", Explain: YES NO

94. Are you aware of any past or present mold growth on the Property? If "YES", Explain: _____

YES NO

OTHER CONDITIONS AND FACTORS

95. What other material, important information are you aware of concerning the Property that might affect the buyer's decision-making process, the value of the Property, or its use?

Explain: The property has a Foundation Slab
included in land sale

96. Please attach a copy of any information you have regarding square footage/acreage of the Property, but do not include measurements done by Seller. Source of claimed square footage/acreage: County Records Survey Appraisal dated _____ Other _____. BUYER IS ADVISED NOT TO RELY ON SELLER, THE AUCTION COMPANY OR ANY AGENTS OF THE COMPANY FOR A DETERMINATION REGARDING SQUARE FOOTAGE/ACREAGE.

97. Any other additional explanations and list of attachments provided website: (Claytoncountyga.gov)
Clayton Tax Commissioner
121 S. McDonough St Jonesboro GA 30236

Seller is NOT licensed to sell real estate as a real estate agent or broker.

(770-477-3331)

98. SELLER CERTIFICATION: Seller certifies that the information contained herein is true and complete to the best of Seller's knowledge as of the date signed below. Seller agrees that any changes in the information contained herein will be disclosed in writing by Seller to Buyer prior to close of escrow, including any information that may be revealed by subsequent inspections. Seller fully authorizes all agents involved in the sale or exchange of the property to provide a copy of this disclosure to any potential buyer or their agent.

Jan B. Hightower Jan B. Hightower 4/27/2026
Seller's signature and Printed Name month/day/year Seller's signature and Printed Name month/day/year

99. BUYER'S ACKNOWLEDGEMENT: Buyer acknowledges that the information contained herein is based only on the Seller's actual knowledge and is not a warranty of any kind. Buyer acknowledges that it is Buyer's obligation to investigate any material, important facts in relation to the Property. Buyer is urged to obtain Property inspections by professional, independent third parties. Further, buyer acknowledges that the law does not require a seller to disclose if the Property is the site of a death, is owned or occupied by a person exposed to HIV or diagnosed with AIDS, or whether or not the property is located within the vicinity of a sex offender. Buyer acknowledges receipt of the notice related to lead based paint in a separate document.

Buyer's signature and Printed Name month/day/year Buyer's signature and Printed Name month/day/year

Buyer: _____

Seller: 2H

Buyer: _____

Seller: _____