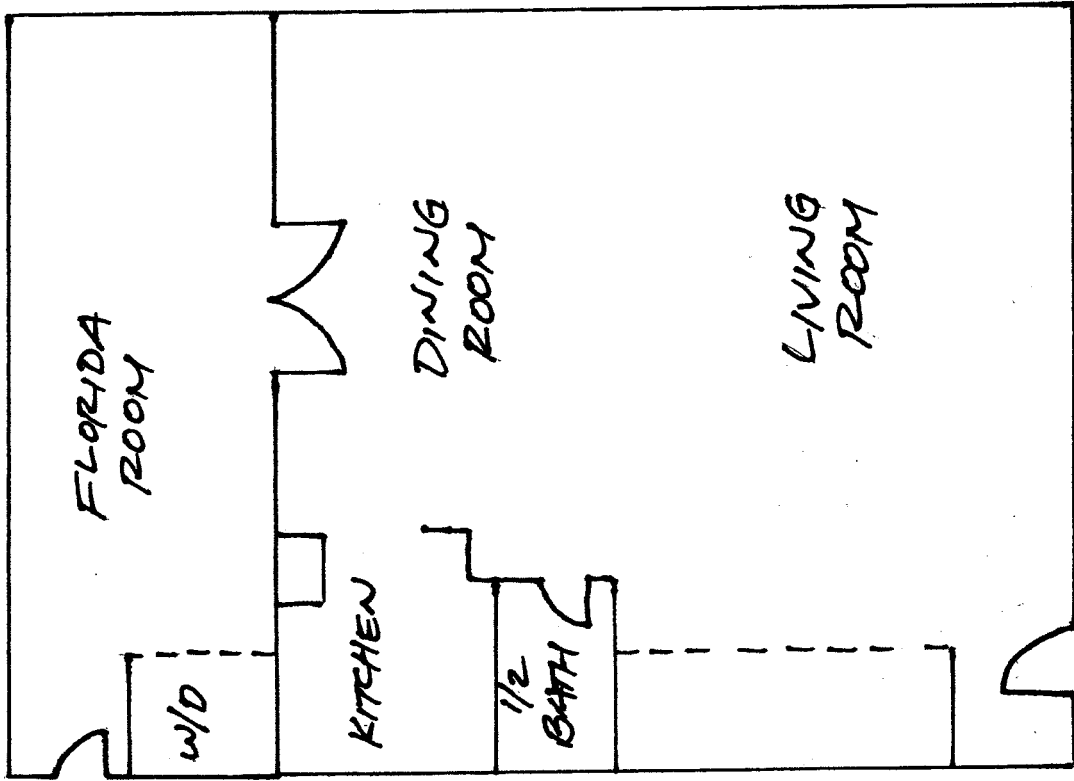
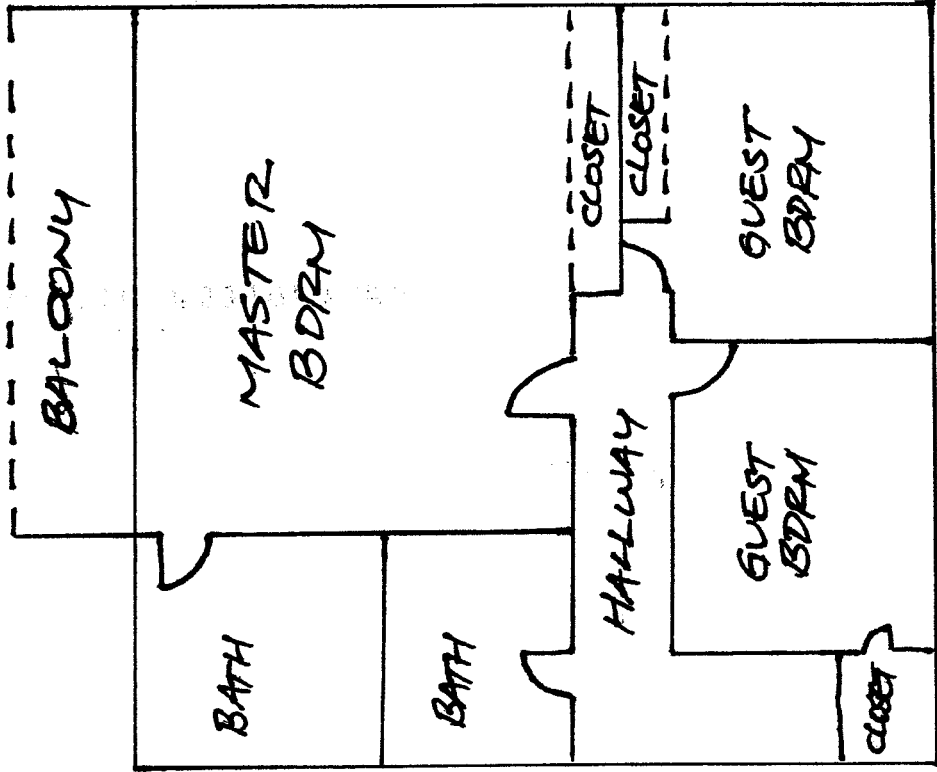


1ST FLOOR



2ND FLOOR



SELLER'S PROPERTY DISCLOSURE STATEMENT

THIS DISCLOSURE is being made by : DAVID COMBS (Seller)

for property at: 695 A1A N. UNIT 46 PONTE VEDRA FL 32082
Address City ST Zip

IN ACCORDANCE WITH OUR PLEDGE to serve our customers honestly and fairly, Keller Williams Realty® Atlantic Partners has prepared this disclosure to inform prospective Buyers of the following items:

NOTICE TO SELLER: In the State of Florida, each Seller is obligated to disclose to prospective Buyers all facts known to Seller that materially and adversely affect the value of the property being sold that are not readily observable by the Buyer. This disclosure statement is designed to assist you in complying with State of Florida regulations and to assist the Buyer in evaluating the property. The Listing Broker and Cooperating Broker (if any) will also rely on this information when they evaluate, market and present your property to prospective Buyers.

If this property is unimproved (vacant land/lot)-complete 15 through 19 only.

When explanations are needed give as much detail as possible; date, location, name of repair company, etc.

Please fill in as accurately as possible.

NOTICE TO BUYER: This disclosure is intended to represent Seller's knowledge of conditions concerning the property as of the date signed. It is not a substitute for a Professional Home Inspection or any other inspection Buyer wishes to obtain. This disclosure is not a warranty of any kind by Seller or a warranty or representation by the Keller Williams Jacksonville Realty or their sales associates.

OCCUPANCY

Seller currently occupies the property? Yes No
Is the property tenant occupied? Yes No
Beginning date of lease period _____
Are lease payments current? Yes No
When did Seller vacate the property? _____
Is the lease month-to-month? Yes No
End date of lease period _____
Months in arrears _____

STRUCTURAL ITEMS

Name of Builder who built your home, if known UNKNOWN
Are you aware of any movement, shifting, structural damage, or other problems with walls or foundations? Yes No
Are you aware of any water leakage or water intrusion on the property? Yes No
Are you aware of problems with driveways, sidewalks, patios or retaining walls settling? Yes No
Have there ever been repairs or efforts to control the cause or effect of any problem described above? Yes No
Does the home have a fireplace? Yes No
Has there ever been a fire in the house? Yes No
Have there been any problems with it? Yes No

ADDITIONS or REMODELING

Have you made any additions, structural changes, or alterations to the property? Yes No
If Yes, explain: NEW WINDOWS & DOORS
Did you obtain all necessary permits? Yes No
To your knowledge, did previous owner make any changes mentioned above? Yes No
Did work comply with building codes? Yes No

ROOF

Year roof was installed if you know? 2005
Do you know of any problems with roof? Yes No
Contractor who repaired or replaced roof UNKNOWN
Are you aware of any roof leaks? Yes No
Do you know of any gutter problems? Yes No

SIDING

Exterior siding material (s): Brick Wood Vinyl Stucco Synthetic Stucco Concrete siding Other
Are you aware of any problems with siding material? Yes No
Name of Manufacturer if known _____

Seller further discloses that to their knowledge:

No previous claims have been filed against a siding manufacturer? Yes No
A claim was filed and pending against siding manufacturer? Yes No
Previous claims have been filed and settled with siding manufacturer? Yes No

WINDOWS

Are windows thermo-pane (insulating)? Yes No
Are any windows fogged? Yes No
If Yes, how many? _____
Are any windows cracked/broken? Yes No
Do all windows open, stay open, close and lock properly? Yes No

Are any screens missing or damaged? Yes No

If Yes, how many? _____

HEAT and AIR CONDITIONING

Air conditioning: Central Yes No

Type: _____ Electric Natural gas Window units

Heat: Central Yes No

Type: _____ Electric Natural gas Other _____

Are you aware of any problems regarding central air/heating units? Yes No

If Yes, explain: _____

ELECTRICAL SYSTEM

Electric service by: Jacksonville Electric Authority Clay County Electric Coop Other BEARHES ELECTRIC

Are you aware of any problems with electrical system: Yes No

Number of people living in home? 2 Average monthly electric bill \$ 100.00

PLUMBING SYSTEM

Are you aware of any problems with the plumbing system? Yes No

Any leaks? Yes No

Any low pressure problems? Yes No

Water supply provider: Private well Shared well Public supply Other _____

If private well, any repairs to the _____ well head, pump, well casing filtration system Type: _____

Has well water ever been tested? Yes No

Test results: _____

Do you have a water softener? Yes No

Is the softener system _____ Leased Owned

Sewage system: Public Yes No

Septic system _____ Yes No

Number of septic tanks _____

Are locations on survey? Yes No

Any Septic system overflow? Yes No

Drain field problems? Yes No

Date septic tank (s) last pumped? _____

Cleaning company: _____

Water heater Electric Natural Gas Propane Solar

Size in gallons 30 Age 3 YRS

Energy efficient timer _____ Yes No

If gas-who is supplier _____

Water supply for water heater-Public _____ Yes No

Private well _____ Yes No

ITEMS THAT CONVEY WITH SALE

Refrigerator Yes No

Washer & Dryer _____ Yes No

Microwave oven Yes No

Dishwasher _____ Yes No

Trash compacter _____ Yes No

Intercom system _____ Yes No

Lawn sprinkler system _____ Yes No

Garage door opener _____ Yes No

Transmitter (s) _____ (1) (2)

Number of ceiling fans (1) (2) (3) (4) (5) (6)

Smoke detectors _____ Yes No

Number of smoke detectors _____ (1) (2) (3) (4)

Fuel oil tank (s) _____ Yes No

Number of tanks _____ Buried _____ Yes No

Propane tank _____ Yes No

Buried _____ Yes No Leased _____ Yes No

Leasing company: _____

Phone: _____

Security system _____ Yes No

Leased _____ Yes No Monthly Cost \$ _____

Security system service provider _____

Phone _____

Do any of these items have defects? _____ Yes No

If YES explain: _____

POOL/SPA/HOT TUB

Pool type: _____ In Ground Yes No

Gunnite Yes No

Fiberglass Yes No

Vinyl liner Yes No

Pool heater: _____ None Yes No

Electric Yes No

Gas Yes No

Solar Yes No

Pool pump: _____ Year installed _____

Filter type: _____ Year installed: _____

List pool equipment that conveys: _____

Are there any problems with any items? _____ Yes No

If YES Explain: _____

CRAWL SPACE

Has there been any accumulation of water in the crawl space? _____ Yes No

Have there been any repairs or other attempts to control any water or dampness in the crawl space? _____ Yes No

If Yes, explain: _____

WOOD DESTROYING ORGANISMS

Have wood destroying organisms or wood rot affected the property during your ownership? _____ Yes No

Do you have any Wood Destroying Organism reports on the property? _____ Yes No

If YES explain: _____

Is the property under bond for wood destroying insects from a licensed pest control company? Through HOA Yes No

Type of bond: TERMITE Repair Yes No Treatment Yes No

Is the bond transferable? Yes No Is there a transfer fee? Yes No

Does bond renewal cost escalate? Yes No

SOIL/DRAINAGE/BOUNDARIES

Is there any fill on the property? Yes No Any settlement of earth on the property? Yes No

Is the property in a flood zone? Yes No Does your lender require flood insurance? Yes No

Have there been drainage problems? Yes No Have there been any flooding problems? Yes No

Are there any encroachments, encroachments, boundry disputes or easements affecting the property? Yes No

If YES explain: _____

TOXIC SUBSTANCES

Are you aware of any hazardous materials in, on, or about the property? _____ Yes No
(Hazardous materials may include but shall not be limited to: lead-based paint, asbestos materials & siding, buried fuel tanks)

NEIGHBORHOOD

Are you aware of any change in your neighborhood that could affect value or desirability of the property? _____ Yes No

HOMEOWNER'S ASSOCIATION

Is the property part of a Homeowner's Association? Yes No

Is the property part of a Condominium Association? Yes No

Is the property subject to covenants, conditions, restrictions of the association? Yes No

What is the annual association fee? \$ 4170 How is it paid? Monthly Quarterly Annually

Are fees current? Yes No Are there any legal actions against the association? Yes No

Does the property have any violations of the restricitave covenants? Yes No

Are there any future assessments that you are aware of? Yes No

If YES explain: _____

Can the covenants and restrictions be changed without a majority vote of the homeowners? _____ Yes No

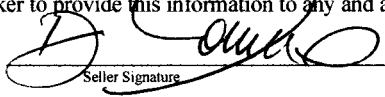
OWNERSHIP

Does anyone have a first right of refusal to buy your property? _____ Yes No

Are there any legal actions against the property? _____ Yes No

Are you aware of any violations of local, state, or federal laws or regulations relating to this property? _____ Yes No

THE UNDERSIGNED Seller(s) represents that the information set forth in the foregoing Property Disclosure statement is accurate and complete to the best of my/our knowledge. This disclosure is not intended to be a warranty or guaranty of any kind. Seller (s) authorize Listing Broker to provide this information to any and all prospective Buyers and cooperating Brokers (if any) and their sales associates.



9/11/09

Seller Signature

Date

Seller Signature

Date

THE UNDERSIGNED Buyer(s) acknowledge receipt of a copy of this Property Disclosure and attest to the fact they have been in and upon the above Property. Buyer is strongly advised to acquire a Professional Property Inspection as suggested in the Purchase and Sale Agreement and Deposit Receipt. The Listing Broker and cooperating Broker (if any) and their respective sales associates do not warrant or guarantee of any kind for Seller. Buyer acknowledges that no representations were made by the Listing Broker and cooperating Broker (if any) as to the condition of the property or any of the operating systems that would influence the Buyer's decision to purchase the above property.

Buyer Signature

Date

Buyer Signature

Date