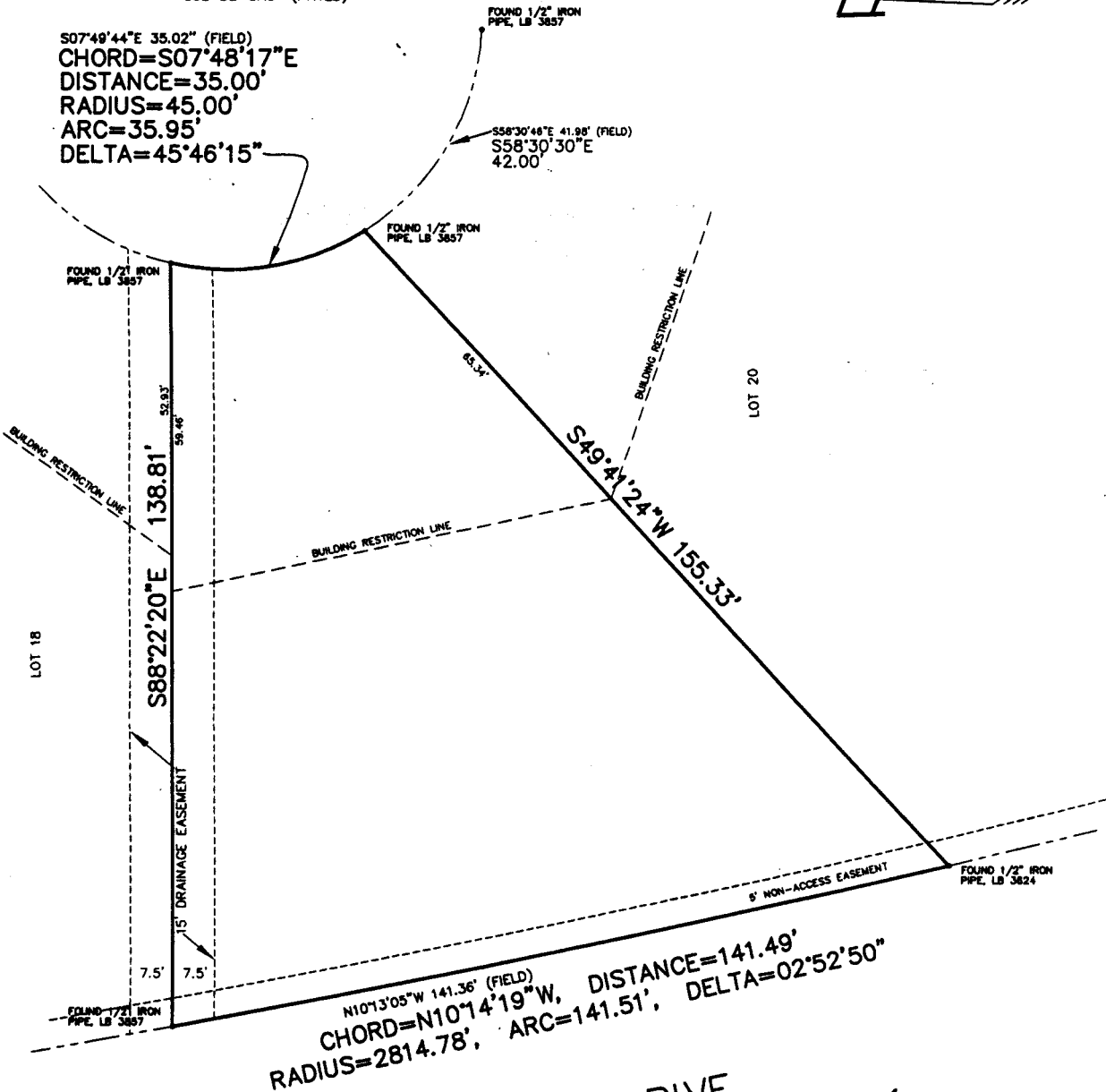


MAP SHOWING SURVEY OF

LOT 19, OCEANWALK UNIT FOUR AS RECORDED IN PLAT BOOK 42, PAGES 18 THROUGH 18C OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

INLAND WAY CUL-DE-SAC (PAVED)

SCALE: 1" = 20'



NOTES:
 THIS IS A BOUNDARY SURVEY.
 BUILDING RESTRICTION LINE AS PER PLAT.
 BEARINGS BASED ON THE SOUTHERLY LINE OF LOT 21, BEING S 49°41'24" W, AS PER PLAT.

THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X" (AREA OUTSIDE 500-YEAR FLOOD PLAIN) AS WELL AS CAN BE DETERMINED FROM THE "FLOOD INSURANCE RATE MAP" COMMUNITY-PANEL NUMBER 120075 0001 D, REVISED APRIL 17, 1989 FOR ATLANTIC BEACH, FLORIDA.

SHERRY DRIVE
 100' RIGHT OF WAY (PAVED)

THIS SURVEY WAS MADE FOR THE BENEFIT OF TODD I. LEWIS; NATIONAL CITY MORTGAGE COMPANY; CHASE MANHATTAN BANK USA, N.A. C/O CHASE MANHATTAN MORTGAGE CORPORATION; STEWART TITLE GUARANTY COMPANY AND CRABTREE & FALLAR, P.A.

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

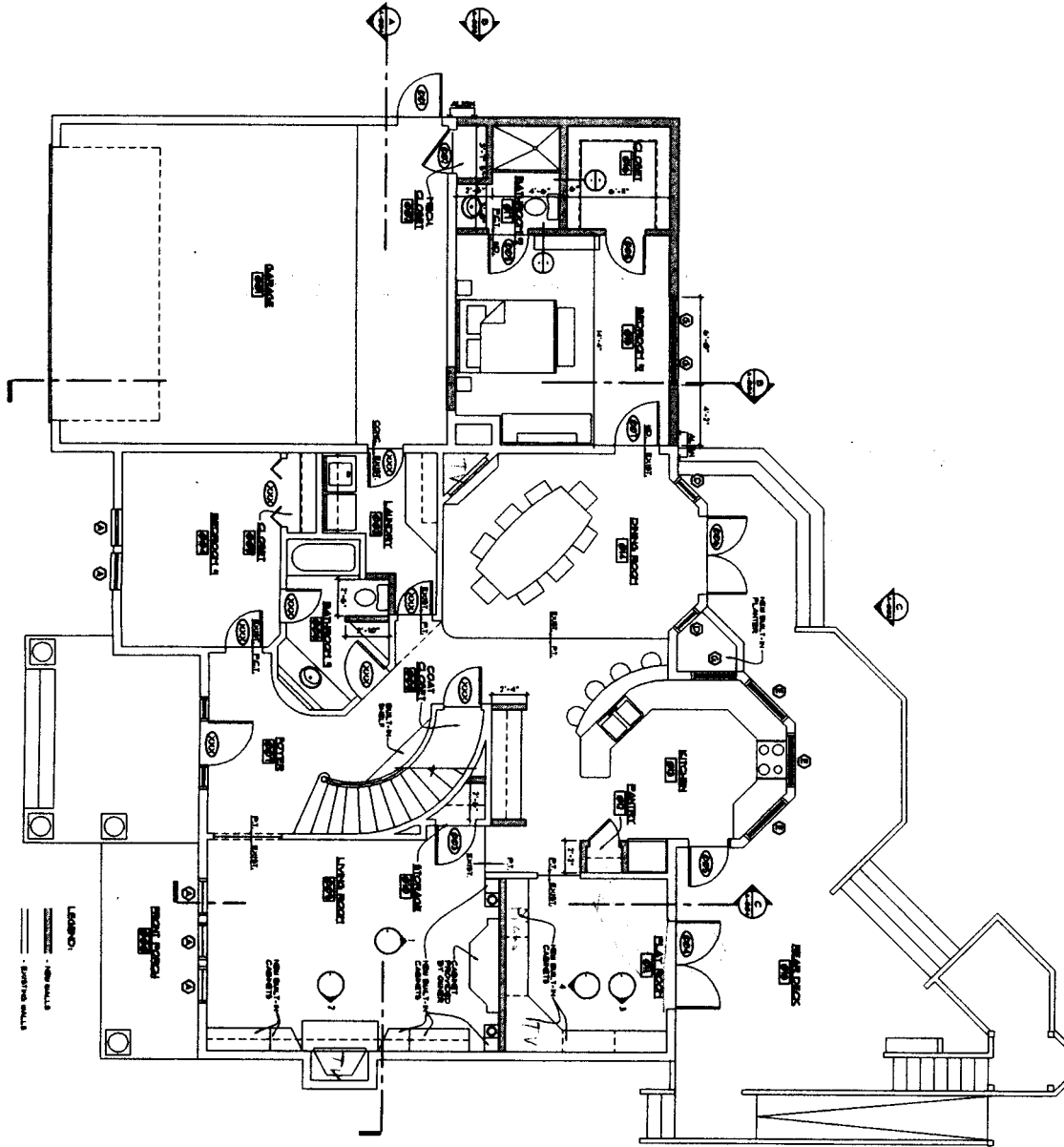
Donn W. Boatwright
DONN W. BOATWRIGHT, P.S.M.
FLA. LIC. SURVEYOR AND MAPPER No. LS 3295
FLA. LIC. SURVEYING AND MAPPING BUSINESS No. LB 3672

CHECKED: *DAF*
 DRAWN BY: *DAF*
 FILE: 03-1173

BOATWRIGHT LAND SURVEYORS, INC.
 1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 241-8550

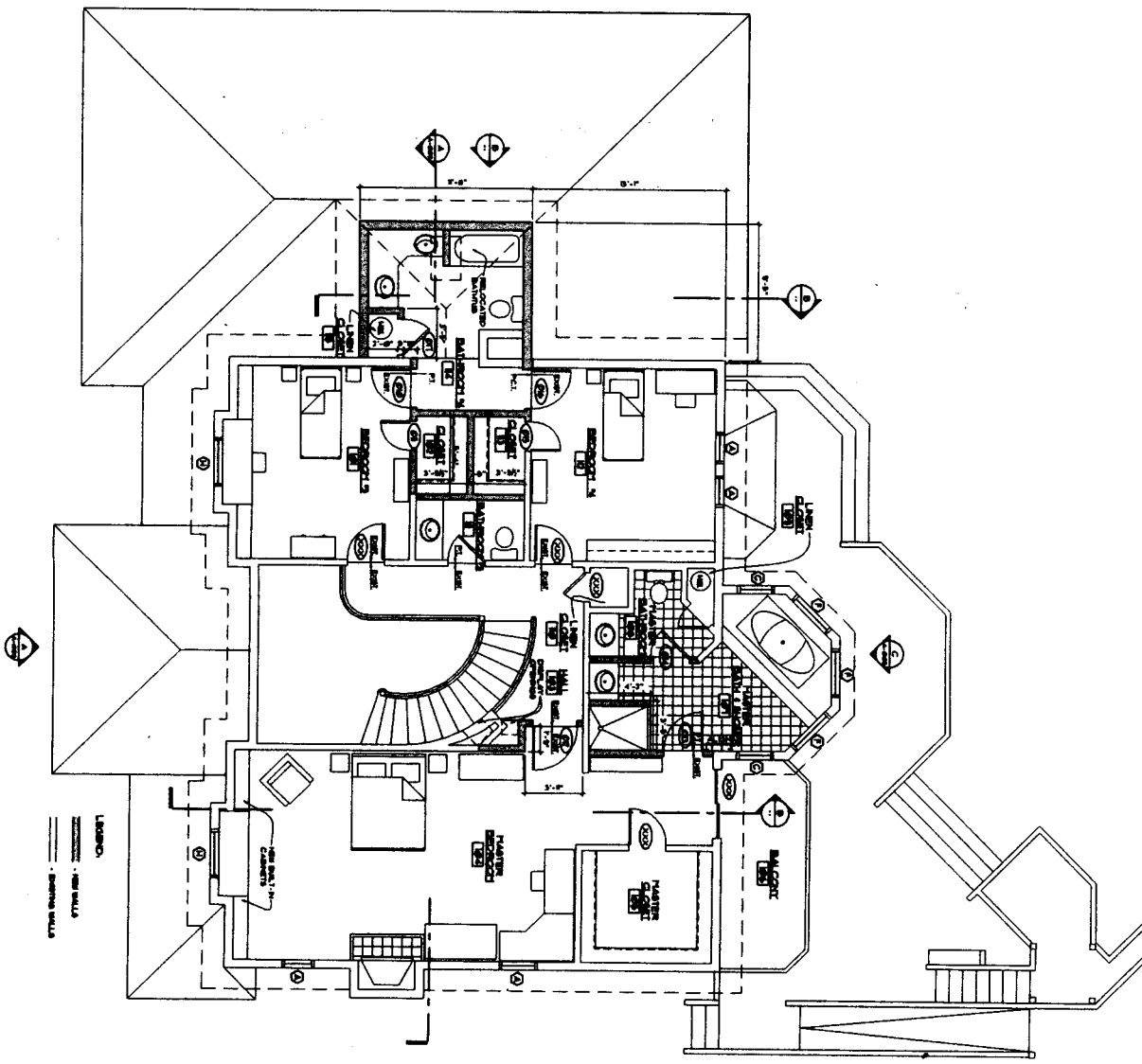
DATE: OCTOBER 6, 2003
 SHEET 1 OF 1

FIRST FLOOR PLAN



LEGEND
 - - - - - PARTIAL WALL
 - - - - - OTHER WALLS

SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



———— COLUMN
 - - - - - WALLS
 ———— FLOOR SLAB
 - - - - - SERVICE WALLS

SELLER'S PROPERTY DISCLOSURE STATEMENT

THIS DISCLOSURE is being made by: Todd Lewis (Seller)
Printed Name

for property at: 462 Inland Way, Atlantic Beach, FL 32233
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? 7/09

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 _____

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? 3 Yes No

Have there been any problems with it? Yes No

Has there ever been a fire in the house? Yes No

ADDITIONS or REMODELING

Have you made any additions, structural changes, or alterations to the property? Yes No

If Yes, explain: New room/bathroom, closet downstairs, New bathroom & wall moved up stairs

Did you obtain all necessary permits? Yes No

Did work comply with building codes? Yes No

To your knowledge, did previous owner make any changes mentioned above? Yes No

ROOF

Year roof was installed if you know? 2003?

Are you aware of any roof leaks? Yes No

Do you know of any problems with roof? Yes No

Do you know of any gutter problems? Yes No

Contractor who repaired or replaced roof ?

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

All windows new in 2004. Most are hurricane proof.

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? Yes No

Type of bond: _____ 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: See Survey

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? \$ 475 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.

Todd Lee _____ 10/19/09 _____
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

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? no Yes No

If Yes, explain: _____

ELECTRICAL SYSTEM

Electric service by: Jacksonville Electric Authority Clay County Electric Coop Other _____

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

Number of people living in home? 0 Average monthly electric bill \$ _____

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? Irrigation only Yes No

Test results: _____

Do you have a water softener? Yes No

Is the softner 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 _____ Age _____

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 N/A

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

Trampoline

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