



ATLANTA COMMERCIAL BOARD OF REALTORS[®], INC.
Owners Property Disclosure Notice



PROPERTY ADDRESS OR DESCRIPTION: 330 & 334 McDaniel St. SW Atlanta Georgia 30313

(A current legal description is attached hereto)

This statement is a disclosure of Owner's knowledge of the conditions of the Property as of September 14
_____, 2022. This is not a substitute for any inspections or warranties the purchaser/tenant may wish to
 obtain. The following are representations made by the Owner(s) based on Owner's knowledge and are not the
 representations of the Broker(s).

Owner should answer all questions. If the answer to any question is "Yes", please explain below; or if more space is
 needed, attach a separate sheet.

1. PHYSICAL CONDITION.

Yes No Unknown

Are there any defects or needed repairs other than normal periodic maintenance in the following?

- | | | | |
|--|--------------------------|-------------------------------------|--------------------------|
| A. Electrical systems and equipment | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B. Exterior walls | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C. Floors | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D. Foundation | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E. Lawn, landscaping and planters | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| F. Mechanical equipment including A.C. and heating equipment | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| G. Parking areas and driveways | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| H. Plumbing systems, drains and sprinkler systems | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| I. Roof | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| J. Structural components | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| K. Windows, doors, plate glass, skylights | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| L. Other | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

2. SOIL CONDITION.

Are there improvements located on filled or expansive soil, or are there foundation, ☐ ☒ ☐

structural or soil problems on the Property, including the driveways and the parking areas?

3. HAZARDOUS MATERIALS.

Have there been hazardous materials or toxic waste or substances deposited:

A. On or under the subject Property? ☐ ☒ ☐

B. Contiguous to the Property? ☐ ☒ ☐

4. UNDERGROUND STORAGE TANKS.

Are there any underground storage tanks on the Property? ☐ ☒ ☐

5. EASEMENTS.

Are there any easements or agreements (including public or private utilities and sewers) under or over the Property? ☐ ☒ ☐

6. FLOOD ZONE.

Is the Property situated in a flood zone area? ☐ ☒ ☐

7. BUILDING CODES AND OSHA.

A. Do you know of any violations of building codes or city ordinances concerning this Property? ☐ ☒ ☐

B. Do you know of any health or safety violations concerning the Property? ☐ ☒ ☐

C. Do you know of any OSHA violations concerning the Property? ☐ ☒ ☐

D. Do you know of any violations of Deed Restrictions affecting the Property? ☐ ☒ ☐

8. CONDEMNATION OR STREET WIDENING.

Is the Property located in an area where public authorities are contemplating proceedings for freeway, thoroughfare, rail or utility construction, a redevelopment project, street widening or lighting, or other similar public projects? ☐ ☐ ☒

9. OTHER INFORMATION. Is there any information that should be disclosed that has not been covered by the questions above? Describe: _____

10. **UTILITIES.** Water, sanitary sewer, gas, electricity, drainage, telephone are available to the Property except: _____

11. **ZONING.** The Property is currently zoned MRC-2-C (Medium Density Residential & Commercial)
by the (county, ZIP) Fulton County, 30313
_____. No change in zoning is pending or threatened except _____. This is a _____
conforming _____ non-conforming use.

12. **REMARKS.** I hereby represent that I have carefully completed and reviewed all of the information on this Owner's Property Disclosure Notice, and to the best of my knowledge, all of such information is true and correct, including the attached Legal Description. I have included in this Owner's Property Disclosure Notice any material fact concerning the physical condition or value of the Property of which I have knowledge to date. I will inform the Listing Broker of any material change concerning the Property which may arise during the term or extension of the Listing Agreement or any sales contract. Broker is hereby authorized to disclose the foregoing information to the public.

ATLANTA COMMERCIAL BOARD OF REALTORS, INC. ("ACBR") DISCLAIMER; WAIVER AND RELEASE OF CLAIMS. This "Disclaimer; Waiver and Release of Claims" provision, without any changes, modifications, deletions or revisions, must be included in all ACBR Form documents that include any reference to ACBR. The parties hereto hereby acknowledge and agree that: (A) THIS DOCUMENT HAS IMPORTANT CONSEQUENCES, LEGAL, FINANCIAL AND OTHERWISE, AND ACBR HAS ADVISED THE PARTIES THAT THEY SHOULD EACH CONSULT WITH AN ATTORNEY OR OTHER PROFESSIONAL OF THEIR CHOICE WITH RESPECT TO THE TERMS OF, AND/OR THE COMPLETION, MODIFICATION AND/OR EXECUTION OF, THIS DOCUMENT; (B) form documents by their nature are designed to be of general application, and may not be applicable to specific facts and circumstances, may not address a given party's specific conditions or requirements and/or may not reflect the relative bargaining or negotiations of the parties, as such variables may arise on any given transaction; (C) to avoid any possible misunderstanding or confusion as to the original form of this document and any revisions, modifications or changes to it, any and all revisions, modifications or changes to the original should be made readily apparent by highlighting, underscoring or other means to distinguish them from the original ACBR form; (D) ACBR has made the original versions of this document and other document forms available to ACBR's members as a service, but makes no representation or warranty, express or implied, as to the suitability or applicability of the terms and conditions of, or the enforceability of, this document or other document forms; (E) ACBR document forms are updated by ACBR from time to time, and ACBR strongly recommends to the parties that they use the most current, updated versions of any such document forms; and (F) by executing this document the parties hereto each hereby waive and release ACBR, its officers, directors, members, employees and agents, from any and all claims, demands and/or causes of action (whether known or unknown) arising out of, pertaining to or resulting directly or indirectly from the use of this form document.

<i>Hubbard Parker</i>	dotloop verified 09/15/22 4:16 PM EDT VJ4L-PLFW-RLII-VLCM
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Signature of Owner

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The undersigned Purchaser/Tenant(s) hereby acknowledge(s) (A) receipt of the Owner's Property Disclosure Notice for the Property containing written information furnished to Purchaser/Tenant(s) solely by the Owner(s); (B) that such written

information does not constitute the representations of the Listing Broker, any Cooperating Broker or their sales associates, employees or agents; and (C) that the Listing Broker, any Cooperating Broker and their sales associates, employees and agents have made no statements or representations concerning the condition of the Property.

Signature by Purchaser/Tenant