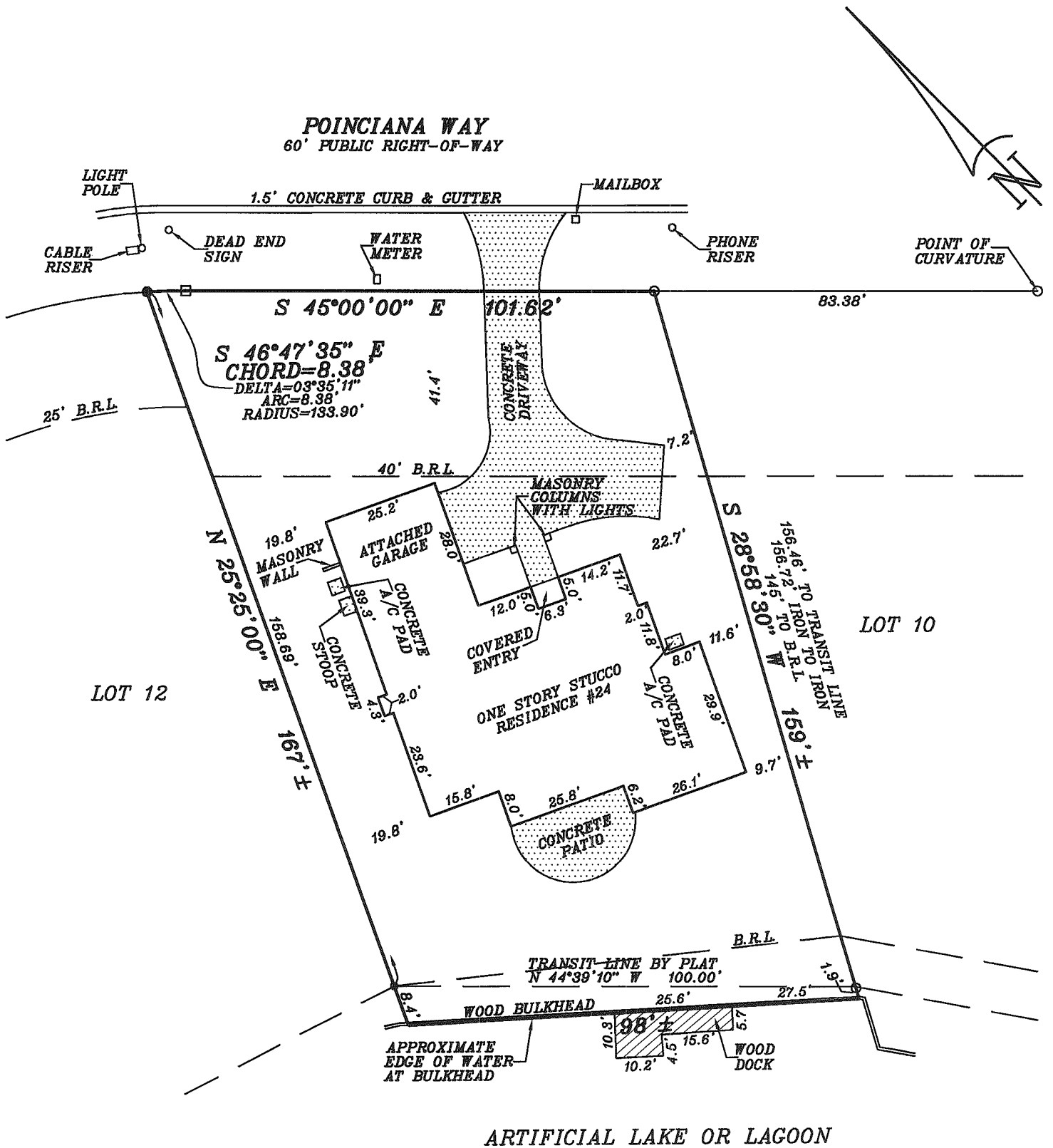


MAP SHOWING SURVEY OF:

LOT 11, BLOCK 28, PONTE VEDRA, AS RECORDED IN MAP BOOK 12, PAGES 1 AND 2, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.



ARTIFICIAL LAKE OR LAGOON

NOTES:

- 1) THIS IS A BOUNDARY SURVEY.
- 2) BEARINGS ARE BASED ON THE WEST LINE OF PONCIANA WAY AS BEING S 45°00'00\"/>

LEGEND:

- DENOTES FOUND 1/2" IRON PIPE (NO CAP)
- DENOTES FOUND 1/2" IRON PIPE L.B.#1576
- DENOTES FOUND 4" X 4" CONCRETE MONUMENT (NO IDENTIFICATION)

I HEREBY CERTIFY TO:

RICHARD McCOOK AND ANNE McCOOK;
STEWART TITLE GUARANTY COMPANY;
BUSCHMAN, AHERN, PERSONS & BANKSTON

THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 FLORIDA STATUTES AND CHAPTER 61G17-6 FLORIDA ADMINISTRATION CODE.

FLORIDA REGISTERED SURVEYOR No. 5563

ROBERT D. TOMPKINS

DATE: AUGUST 26, 2008

SCALE: 1" = 30'

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP IS FOR INFORMATIONAL PURPOSES AND IS NOT VALID

IZEMORE AND ASSOCIATES INC.
SURVEYING & MAPPING
 6282 DUPONT STATION CT. E. UNIT #2
 JACKSONVILLE, FLORIDA 32217
 LICENSED BUSINESS #5878 (904) 737-6767

HOMEOWNER DISCLOSURE STATEMENT

Date: 1-27-2010

Homeowner(s) Name(s): Richard McCook and Anne McCook

Address: 24 Poinciana Way, Ponte Vedra Beach, FL 32082

Approximate age of Property: 30 years Date Purchased: 9-16-2008

IN CONNECTION WITH MY/OUR RELOCATION, I/WE MAKE THE FOLLOWING DISCLOSURES TO THE BEST OF MY/OUR KNOWLEDGE REGARDING MY/OUR PROPERTY WITH THE KNOWLEDGE THAT EVEN THOUGH THIS IS NOT A WARRANTY, PROSPECTIVE BUYERS MAY RELY ON THIS INFORMATION IN DECIDING WHETHER OR ON WHAT TERMS TO PURCHASE THE PROPERTY. I/WE FURTHER UNDERSTAND THAT AN OFFER TO PURCHASE WILL NOT BE MADE UNTIL THIS DISCLOSURE IS COMPLETED.

1. HOUSE SYSTEMS

Table with 2 columns: Question, Yes/No. Rows include: Are there any problems affecting: (a) Electrical Wiring, (b) Air Conditioning/Cooling System, (c) Plumbing, (d) Heating, (e) Pool/Hot Tubs/Spa, (f) Appliances, (g) Floors, (h) Water System (Well), (i) Sprinkler System, (j) Chimneys/Fireplaces.

2. LAND/FOUNDATION

Table with 2 columns: Question, Yes/No. Rows include: (a) Is the property located on filled or expansive soil?, (b) Have any sliding, settling, earth movement, upheaval or earth stability problems occurred on your property or in the immediate neighborhood?, (c) Are there any defects or problems relating to the foundation/basement?, (d) Has a water or dampness condition ever existed in your basement/crawlspace?

3. ROOF

Table with 2 columns: Question, Yes/No. Rows include: (a) Age, (b) Has the roof ever leaked during your ownership?, (c) Has the roof been replaced or repaired during your ownership? (Before We Moved In), (d) Are there any problems with the roof?

4. SEWAGE

Table with 2 columns: Question, Yes/No. Rows include: (a) Is the property connected to a public sewer system?, (b) Is there a septic tank/cesspool serving this property? (If yes, when was it last serviced?), (c) Do you know of any problems relating to the septic tank/cesspool/sewage system?

5. DRAINAGE/WATER

Table with 2 columns: Question, Yes/No. Rows include: (a) Is the property located in a flood zone?, (b) Has the property ever had a drainage or a flooding problem?, (c) Have any properties in the immediate neighborhood ever had a drainage or flooding problem?

6. BOUNDARIES

Table with 2 columns: Question, Yes/No. Rows include: (a) Have you ever had a survey of your property done? (No explanation required), (b) Are the boundaries of your property marked in any way? (If yes, please describe on another sheet). (Re bar)

7. STRUCTURAL

Table with 2 columns: Question, Yes/No. Rows include: (a) Is any part of the exterior of your home's exterior Synthetic Stucco, EIFS, or a similar type product?, (b) Have any repairs been made to the Synthetic Stucco? (If yes, provide information on the repairs).. (Small Front Section), (c) Is any part of your home's exterior press-board siding, such as: Louisiana Pacific, Inner Seal siding?, (d) Has a claim been filed with the manufacturer of the siding?, (e) Has the property ever been damaged by fire?, (f) Are you aware of the existence of any type of mold that could be considered a health risk?

8. ADDITIONS/REMODELS

Table with 2 columns: Question, Yes/No. Rows include: (a) Were any structural additions, changes, or repairs made to the property by the former owners without obtaining all necessary permits and government approvals?, (b) Have you made any structural additions, changes, or repairs to the property?, (c) Have you obtained all necessary permits and government approvals? (N/A for Roof)

9. HOMEOWNER'S ASSOCIATION

Yes No

- (a) Is the property subject to rules and regulations of any Homeowner's Association?.....
- (b) Are there any problems relating to any common area?.....
- (c) Are there any conditions which may result in an increase in taxes or assessments?.....
- (d) Are there any pending or threaten claims or lawsuits against the Homeowner's Association?.....

10. NEIGHBORHOOD

- (a) Is there any unusual amount of noise from any source (for example; airplanes, traffic, schools or business) that affects the property?.....
- (b) Are there any other neighborhood conditions or problems affecting the property?.....
(Please explain).....

11. MISCELLANEOUS

- (a) Does the property now contain or has it ever contained any toxic substances, asbestos or lead paint? (If yes, where?.....).....
- (b) Does the property now contain or has it ever contained any underground tanks?.....
If so, where?..... *Propane Front Yard*.....
- (c) If there are any underground storage tanks, are they abandoned?.....
If yes, what was the method of abandonment?.....
Please provide the name, phone and address of the company who completed the abandonment on a separate sheet of paper.
- (d) Are there any violations of local, state or federal government laws or regulations relating to this property?.....
- (e) Have any termites/pest control reports on the property been prepared in the last five years?.....
- (f) Are there any encroachments, overlaps, boundary line disputes, or unrecorded easements relating to this property?.....
- (g) Are there any existing or threatened legal actions affecting this property?.....
- (h) Are there any past or present problems with driveways, walkways, patios, seawalls, fences, retaining walls, party walls on the property or adjacent properties?..... *Small Crack*.....
- (i) Is the property located on an earthquake fault? (No explanation necessary).....
- (j) Are there any bonds or assessments affecting this property?.....
- (k) Does the house have central air conditioning? (No explanation required).....
- (l) Are any of the property's systems (alarm, water softener, etc.) leased or rented?.....
- (m) Have there been any significant repairs made to the property or to any of its systems or components within the last five years? (If yes, please describe on additional sheets).....
- (n) Is the property located next to or in close proximity of a dump, junk yard or toxic disposal site?.....
- (o) Has the property been tested for radon gas?.....
- (p) Is the residence equipped with an operable smoke detector? (No explanation required).....

12. REPORTS

Please attach copies of the following reports and documents relating to this property:

- (a) Surveys
- (b) Structural Inspection Report
- (c) Building Permits
- (d) Engineering Reports
- (e) Well & Septic

13. GENERAL CONDITION

Do you know of any other facts, conditions, circumstances which may affect the value, the beneficial use or desirability of this property? (If yes, please use additional sheets).....

THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY OUR KNOWLEDGE AND, EXCEPT AS SET FORTH HEREIN, NO MATERIAL PROBLEMS EXIST WITH RESPECT TO THE PROPERTY AS OF DATE SET FORTH ABOVE. I/WE HEREBY AUTHORIZE THE FURNISHING OF THE FOREGOING INFORMATION TO ANY PROSPECTIVE PURCHASER.

Richard McCook
Richard McCook

Purchaser

Anne McCook
Anne McCook

Purchaser

**DISCLOSURE OF INFORMATION
ON LEAD-BASED AND/OR LEAD-BASED PAINT HAZARDS**

LEAD WARNING STATEMENT

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential property is required to provide the buyer with any information on lead based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead based hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

SELLER'S DISCLOSURE

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
(i) _____ Known lead-based paint and or lead-based paint hazards are present in housing (explain).

(ii) Seller has no knowledge of lead-based paint or lead-based hazard in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and lead-based paint hazards in the housing (list documents below).

(ii) Seller has no reports or records pertaining to lead-based paint or lead-based hazards in the housing.

PURCHASER'S ACKNOWLEDGEMENT (initial)

(c) _____ Purchaser has received copies of all information listed above.

(d) _____ Purchaser has received the pamphlet **Protect Your Family from Lead in Your Home**.

(e) _____ Purchaser has (check (i) or (ii) below):

(i) _____ received a 10 day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead based paint and/or lead-based paint hazards.

(ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based paint hazards.

AGENT'S ACKNOWLEDGEMENT (Initial)

(f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

CERTIFICATION OF ACCURACY

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Richard McCook Date: 1-27-2010
Richard McCook

Anne McCook Date: 1-27-2010
Anne McCook

Purchaser

Purchaser

Date

Kurt Mast
Agent

Agent

2/11/10
Date