

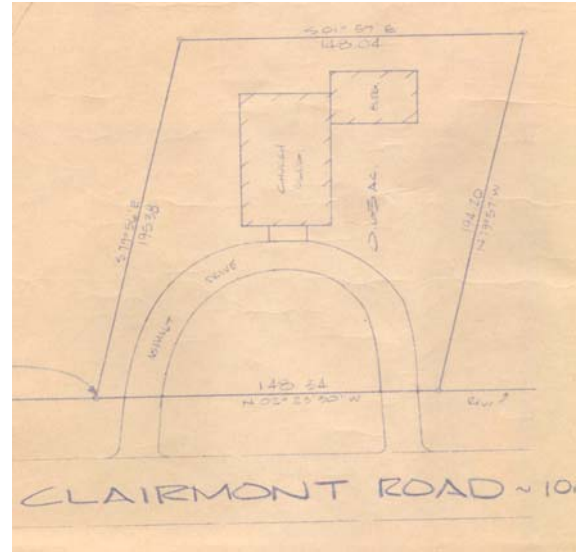
Another Property offered exclusively by:



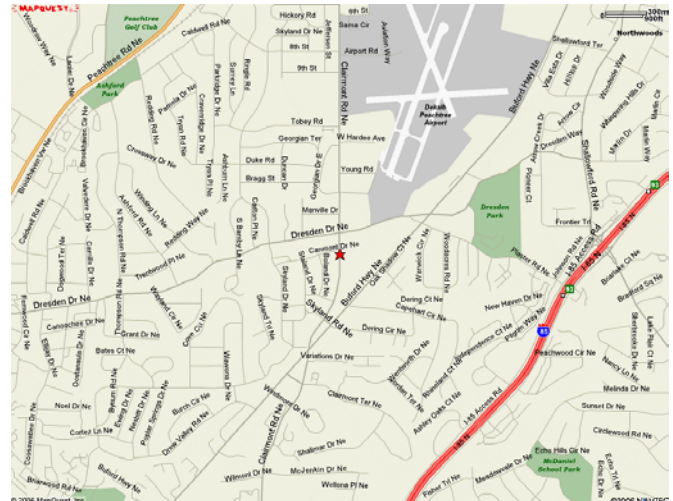
Serving Commercial Real Estate Investors and Tenants since 1995

Outstanding 7.500 sq ft Multi-Use Property!

3593 Clairmont Road, NE Atlanta, Georgia 30319



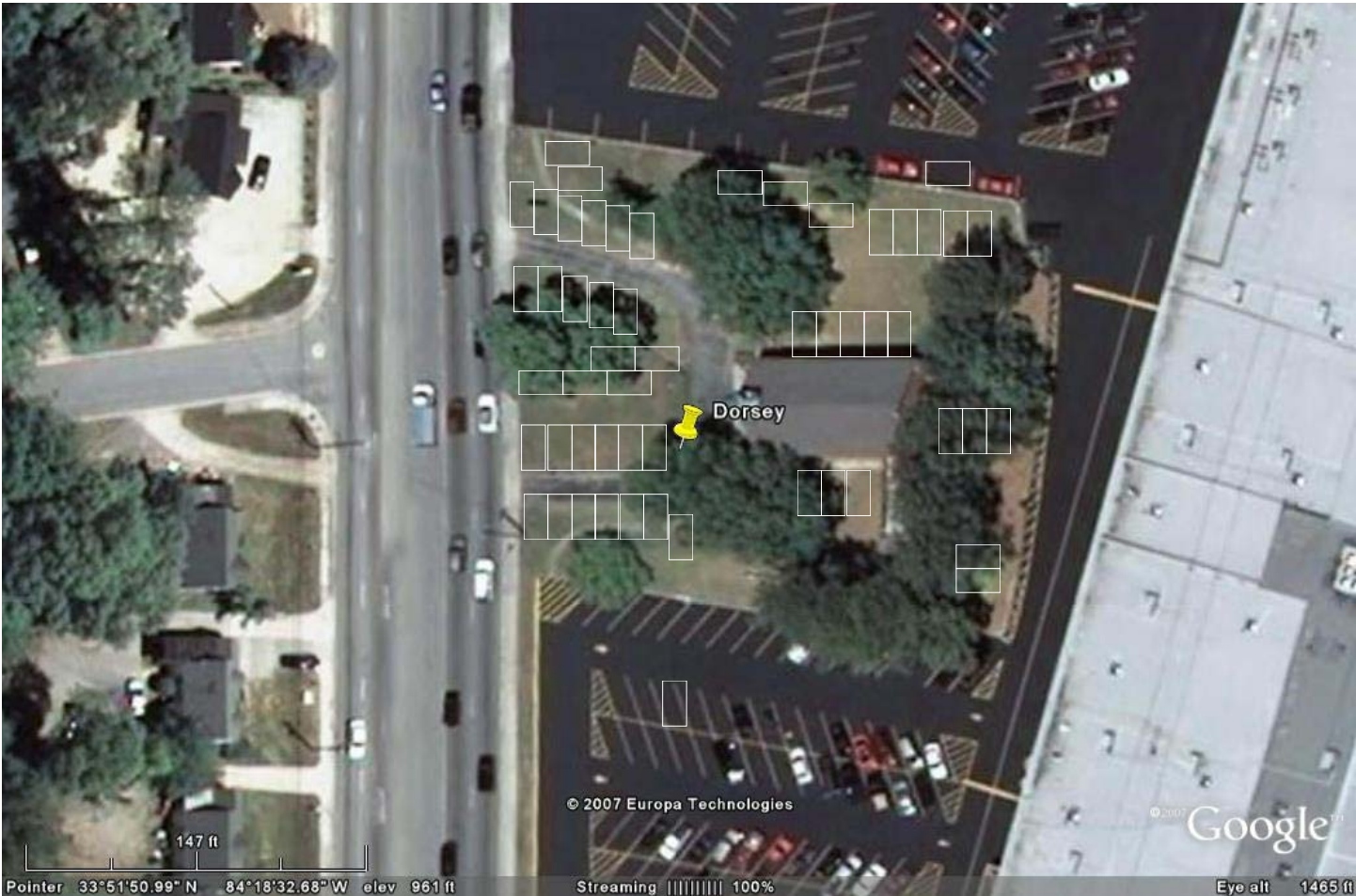
Use it for a Church. Community Center. Catering Hall. Restaurant. Retail or redevelopment.....Zoned C-1



Represented Exclusively by: J. Michael "Mike" Sweigart, CCIM of *JMS Real Estate Group, Inc.*:

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Fax: 770.234.6946 Email: msweigart@jmsreal.com Web: www.jmsreal.com

JMS Real Estate Group, Inc. makes no warranty or representation to the accuracy of the information contained herein. This information is from sources deemed reliable and is submitted to errors and omissions. JMS is acting as exclusive agent for Seller.



Pointer 33°51'50.99" N 84°18'32.68" W elev 961 ft

Streaming ||||| 100%

Eye alt 1465 ft



ATLANTA COMMERCIAL BOARD OF REALTORS®, INC. OWNER'S PROPERTY DISCLOSURE NOTICE



PROPERTY ADDRESS OR DESCRIPTION: 3593 Clairmont Road NE, Atlanta, Georgia 30319 ("Property")

This statement is a disclosure of Owner's actual knowledge of the conditions of the Property as of May 25, 2006, and is not a substitute for any inspections or warranties the purchaser/tenant may wish to obtain.

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

1. PHYSICAL CONDITION.

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

Table with 4 columns: Question (A-L), Yes, No, Unknown. Contains handwritten checkmarks and asterisks.

* Some settling on educational wing wall
* plumbrice can to over loaded
* Roof is 18 years old

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?

Yes, No, Unknown columns for soil condition question.

3. HAZARDOUS MATERIALS.

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

Table with 4 columns: Question (A-B), Yes, No, Unknown.

4. STORAGE TANKS.

Are there or have there been any underground or other storage tanks situated on the Property?

Yes, No, Unknown columns for storage tanks question.

5. EASEMENTS OR ENCROACHMENTS.

Are there any easements or encroachments (including public or private utilities and sewers) affecting the Property?

Yes, No, Unknown columns for easements question.

6. FLOOD ZONE.

Is the Property situated in a flood zone area?

Yes, No, Unknown columns for flood zone question.

7. BUILDING CODES AND LAW.

- 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 violations of law concerning the Property?
D. Do you know of any violations of deed restrictions affecting the Property?

Yes, No, Unknown columns for building codes and law questions.

Handwritten signature/initials

To: Mike Sweigart Page 2 of 2

2006-05-24 15:30:48 (GMT)

17702346946 From: J. Michael Sweigart

E. Is the Property in an historic district or is it a designated historic property?

_____ ✓ _____

8. CONDEMNATION OR STREET WIDENING.

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

_____ ✓ _____

9. LEASES, TENANCIES OR LICENSES.

Are there any leases, tenancies or licenses affecting the Property?

_____ ✓ _____

10. UTILITIES. Public water, sanitary sewer, gas, electricity, drainage, telephone are available to the Property except:

N/A

11. ZONING. The Property is currently zoned

C-1

by the city county of DeKalb

No change in zoning is pending or threatened except

N/A

The current use of the Property is a conforming non-conforming use.

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

Describe: N/A

13. REMARKS. I hereby represent that I have carefully completed and reviewed all of the information on this Owner's Property Disclosure Notice, and to my actual knowledge, without investigation or inquiry, all of such information is true and correct in all material respects. 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 actual 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. The listing broker is hereby authorized to disclose the foregoing information to the public.

14. ATLANTA COMMERCIAL BOARD OF REALTORS, INC. ("ACBR") DISCLAIMER; WAIVER AND RELEASE OF CLAIMS. 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) 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.

Sandra E. Dorsey
Signature of Owner

Signature of Owner

The undersigned Purchaser/Tenant(s) hereby acknowledge(s) (A) and agrees to the Disclaimer, waiver and release of claims set forth in paragraph 14 above; (B) receipt of the Owner's Property Disclosure Notice for the Property containing written information furnished to Purchaser/Tenant(s) solely by the Owner(s); (C) that such written information does not constitute the representations of the listing broker, any cooperating broker or their sales associates, employees or agents; and (D) 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

(Handwritten initials)









