

STONECREEK CNDOMINIUM ASSOCIATION

DECLARANT'S STATEMENT OF CONDITION REPORT

The following is a statement about the physical condition of the Stonecreek Condominiums.

Purchasers are urged to conduct such inspections as they deem appropriate to satisfy themselves regarding the condition of the residential units and the buildings.

The Declarant became owner of the Property through foreclosure procedures and is therefore not intimately familiar with each and every component and system. It is important for the potential purchaser to understand that the Property is not "new construction," as the buildings were constructed around 1970.

A. PRESENT CONDITION OF ALL STRUCTURAL COMPONETS, MECHANICAL SYSTEMS AND ELECTRICAL SYSTEMS

To the Declarants knowledge, with limited inspection, all structural components are in operational condition and all mechanical and electrical are generally considered to be adequate for the space being served.

B. DECLARANT'S ESTIMATE OF USEFUL LIFE

The following statements concern the useful life of the Systems and Building components reported above. On certain items the Declarant does not make any representation of useful life. The useful life estimates are based on information believed by the Declarant to be reliable. No expressed or implied warranties of any kind, with the exception of the one listed below, are included herein, nor any promises made that any item will actually last the estimated useful life. The estimates by the Declarant are only offered as good faith estimates, with limited amount of inspection.

Site Work. The Declarant has resurfaced the entire lot, and re-stripped the parking areas.

Structural Components. No estimate of useful life is made by the Declarant with one exception. The Declarant did have underground piers installed under one end of Building A. The work is guaranteed by the contractor for 10 years and such guaranty will be transferred to purchaser.

Roof Construction. The Declarant states that the roofs on Buildings B and C were replaced and should have useful life of 20 years per the contractor. The Declarant estimates the useful life of Building A to be about 5 years. However, the Declarant makes no warranties or guarantees on the roofs, flashings, vents, flues or other component of the roof system, etc.

Exterior Finish. The Declarant gives no estimate of the useful life of the exterior finish.

HVAC/Mechanical. The Declarant states that to the best of their knowledge all units that are in place are within 12 months old and should be in operational order. The Declarant will not be replacing any units that are not there nor repairing the mechanical systems.

Plumbing Systems. No estimate of useful life is being made by the Declarant. To the Declarant's actual knowledge with limited inspection, the plumbing systems in Buildings B and C were installed

within the last 12 months. The Declarant has no knowledge of the age or condition in the plumbing systems in Building A. The Declarant will not replace or repair the plumbing systems.

Insulated Exterior Glass. To the best of the Declarant's knowledge, all windows, in all buildings, were installed within the last 36 months. The Declarant offer no guarantees or warranties on such.

Electrical System. To the best of the Declarant's knowledge with limited inspection, the electrical systems in Buildings B and C were totally redone within the last 12 months. The Declarant gives no estimate of life of the electrical systems in Building A. The Declarant will not repair or replace any electrical system.

C. DECLARANT'S LIST OF VIOLATIONS AND COSTS TO CURE

To the best of the Declarant's actual knowledge with limited inspection, there are no outstanding notices of incurred violations of build code or other county or municipal regulations.

All of the above statements are made as of December 27, 2007.

No warranty of any type is given as to any real or personal property except any produced by the manufacturer or contractor if such can be transferred.