

CHINESE DRYWALL DISCLOSURE

Property Address: _____ ("Property")

Recent media reports indicate that there may be hazards associated with drywall imported from China which was installed in various homes in Florida, primarily during the building material shortages that began in 2004. Various reports have stated that some Chinese drywall products may cause the release of sulfur and other materials which may pose health risks, and that these fumes may cause air-conditioning evaporator coils to corrode and fail, and pipes and wiring to deteriorate. Many of these reports are available on the internet should you choose to review them.

Except as noted below, Seller represents that Seller has no knowledge of the presence of Chinese drywall at the Property or of any records or reports pertaining to Chinese drywall being used at the Property:

The information set forth above has been provided to Platinum Properties by the Seller, and neither Platinum Properties nor its representatives have undertaken any independent investigation to verify the accuracy or completeness of the information contained herein.

As a prospective buyer of the Property, you are advised to pursue any and all efforts to obtain whatever information you believe is necessary or appropriate from third parties regarding these matters in order to make a decision on whether to purchase the Property. Neither Platinum Properties nor its representatives are qualified to assist in obtaining this information and Buyer agrees not to rely on Platinum Properties or its representatives in connection with the matters set forth herein. In addition to the information above, Buyer(s) agree to rely solely on information from inspectors, governmental agencies or other third parties retained by Buyer regarding the issues described herein.

Seller: _____

Date: _____

Seller: _____

Date: _____

Buyer: _____

Date: _____

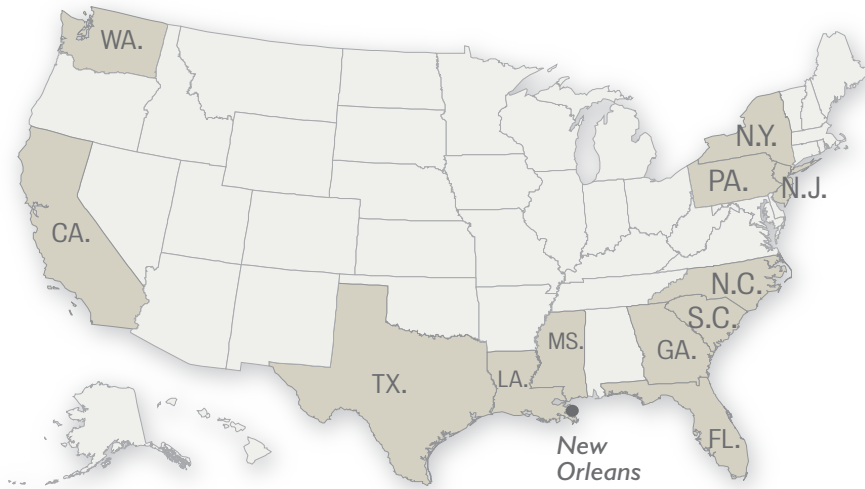
Buyer: _____

Date: _____

Drywall shipments from China

Since 2006, more than 550 million pounds of drywall were imported from China into the United States, enough to make tens of thousands of houses. Sixty percent of Chinese drywall came into Florida, through seven ports, including Port Manatee.

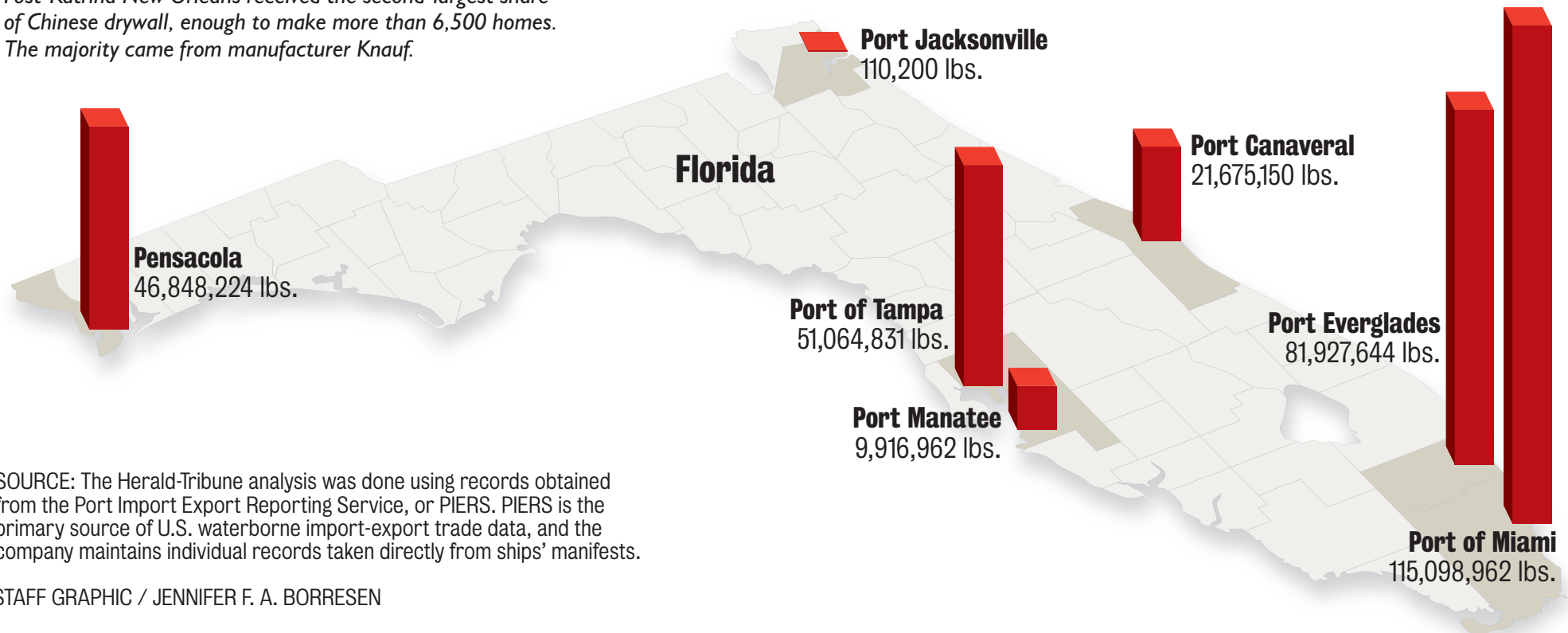
States importing at least 1 million pounds of drywall from China since Jan. 1, 2006.



Drywall experts say a standard 12-foot by 4-foot drywall board weighs about 90 pounds on average. A typical 2,000-square-foot home uses about 100 such boards. By that estimation, enough Chinese drywall entered the U.S. since 2006 to potentially make more than 61,000 homes, and more than 36,000 in Florida alone.

	Number of pounds	Est. number drywall boards	Est. number of homes
FL	326,641,973 lbs.	3,630,000	36,000
LA	60,153,501 lbs.	668,000	7,000
CA	51,934,137 lbs.	577,000	6,000
MS	27,261,276 lbs.	303,000	3,000
TX	19,908,997 lbs.	221,000	2,000
SC	18,797,475 lbs.	209,000	2,000
NC	18,050,760 lbs.	201,000	2,000
NY	15,864,470 lbs.	176,000	1,800
GA	6,050,370 lbs.	67,000	670
WA	2,437,491 lbs.	27,000	270
PA	2,173,144 lbs.	24,000	240
NJ	1,520,760 lbs.	17,000	170

Post-Katrina New Orleans received the second-largest share of Chinese drywall, enough to make more than 6,500 homes. The majority came from manufacturer Knauf.



SOURCE: The Herald-Tribune analysis was done using records obtained from the Port Import Export Reporting Service, or PIERS. PIERS is the primary source of U.S. waterborne import-export trade data, and the company maintains individual records taken directly from ships' manifests.