

**Home Buyers' Acknowledgment of CID Assessments
Edenmoor Improvement District**

I / We, _____, are the purchaser of lot ____, located at _____, identified by TMS # _____, located within the Edenmoor Improvement District (the "District") of Lancaster County, South Carolina (the "County").

Prior to my/our purchase of the lot identified above, I/we have been fully informed that the real property that I/we are purchasing is subject to Community Improvement District ("CID") assessments as implemented and approved by the County. I/We understand that the assessments have been placed on the real property within the District to assist in the financing of public improvements that provide benefit to the real property within the District. I/We understand that the assessments are a lien on the real property until fully paid off. I/We understand that the financing related to the public improvements within the District is in default and may be restructured, which restructuring may impact or otherwise change the amounts of the assessments which are billed annually.

I/We have reviewed the attached example of ad valorem property taxes and assessment fee based on the 2014 tax year shown in **Appendix A** and acknowledge that such amounts are subject to change in the future, including through the standard, annual assessment fee calculation, through a restructuring, or through refinancing of the financing related to the District or otherwise.

I/We have been informed that the CID Assessment will result in an annual assessment payment obligation for which I/we will be responsible. I/We have been informed that I/we are required to make the annual payment until the CID Assessment is paid in full.

By signing below, purchaser represents that I/We have been fully informed of the CID Assessment on the real property being purchased (as described above) and all related obligations.

CID Assessment documents are posted at www.walnutcreekcid.com

Expected Use: Detached single family home

Seller: _____

Date of Real Property Purchase: _____

Purchaser's Name: _____

Signature of Purchaser: _____

Witness Name: _____

Witness Signature: _____

Date of Signatures: _____

Appendix A to Home Buyers' Acknowledgment of CID Assessments

Hypothetical Example of Homeowner's Ad Valorem Real Property Tax and CID Assessment Payment

Example Created from the 2014 Tax Year:

House & lot appraised at \$250,000 by Lancaster County Tax Assessor ("Taxable Value"); 4% assessment owner-occupied residential rate.

Lancaster County Real Property Taxes

Taxable Value (\$250,000) x 4% assessment rate = \$10,000.00 Assessed Value

Assessed Value (\$10,000) x 0.1399
(2014 County Millage Rate for Primary Residence) = \$1,399.00 Gross Taxes Due

Credits, Assessment Fees and Other Fees

Less: Local Option Sales Tax (Taxable Value x .000704) = (\$176.00)

Plus: 2014-15 Assessment Fee = \$851.52

Plus: Road Maintenance Fee = \$30.00

Plus: Indian Land Fire Fee = \$90.00

Total credits and fees = \$795.52

Net Amount Due	= \$2,194.52
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Edenmoor Land Acquisition, LLC (ELA) and Edenmoor Land Acquisition II, LLC (ELA II) (the "New Developer" as defined in Lancaster County Council Resolution No. 766) do not make any representations as to the accuracy of the example outlined above or the timing or amount of future ad valorem property taxes or annual assessment fee. The 2014 tax year assessment fee of \$851.52 shown above is only an example of the annual assessment fee. In general, the above figures are estimates or examples only and are subject to change. Specifically, the assessment fee changes annually and is based on an assessment roll updated each year and approved by Lancaster County Council.