

VACANT LAND DISCLOSURE STATEMENT

Note: Use this form to fulfill Seller's required disclosures in the Offer to Purchase and Contract – Vacant Lot/Land Form 12-T.

Property: 5891 US Hwy 117 S, Rocky Point, NC 28457

Buyer: _____

Seller: Citadel Services, LLC

Buyer understands and agrees that this Disclosure Statement is not a substitute for professional inspections, and that this document does not relieve Buyer of their duty to conduct thorough Due Diligence on the Property. Any representations made by Seller in this Disclosure Statement are true to the best of Seller's knowledge, and copies of any documents provided by Seller are true copies, to the best of Seller's knowledge. Buyer is strongly advised to have all information confirmed and any documents substantiated during the Due Diligence Period.

If Seller checks "yes" for any question below, Seller is affirming actual knowledge of either: (1) the existence of documentation or information related to the Property; or (2) a problem, issue, characteristic, or feature existing on or associated with the Property. If Seller checks "no" for any question below, Seller is stating they have no actual knowledge or information related to the question. If Seller checks "NR," meaning no representation, Seller is choosing not to disclose whether they have knowledge or information related to the question.

A. Physical Aspects

Yes	No	NR
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1. Non-dwelling structures on the Property Yes No NR
 If yes, please describe: Storage/Barn
2. Current or past soil evaluation test (agricultural, septic, or otherwise)..... Yes No NR
3. Caves, mineshafts, tunnels, fissures or open or abandoned wells Yes No NR
4. Erosion, sliding, soil settlement/expansion, fill or earth movement Yes No NR
5. Communication, power, or utility lines..... Yes No NR
6. Pipelines (natural gas, petroleum, other)..... Yes No NR
7. Landfill operations or junk storage Yes No NR
 Previous Current Planned Legal Illegal
8. Drainage, grade issues, flooding, or conditions conducive to flooding Yes No NR
9. Gravesites, pet cemeteries, or animal burial pits..... Yes No NR
10. Rivers, lakes, ponds, creeks, streams, dams, or springs..... Yes No NR
11. Well(s)..... Yes No NR
 Potable Non-potable Water Quality Test? yes no
 depth _____; shared (y/n) _____; year installed _____; gal/min _____
12. Septic System(s)..... Yes No NR
 If yes: Number of bedrooms on permit(s) old system for a previous office
 Permit(s) available? yes no NR
 Lift station(s)/Grinder(s) on Property? yes no NR
 Septic Onsite? yes no Details: old system, w/ no records available
 Tank capacity _____
 Repairs made (describe): _____
 Tank(s) last cleaned: _____
 If no: Permit(s) in process? yes no NR
 Soil Evaluation Complete? yes no NR
 Other Septic Details: _____



Yes No NR

13. Commercial or industrial noxious fumes, odors, noises, etc. on or near Property.....
If yes, please describe: _____

B. Legal/Land Use Aspects

1. Current or past title insurance policy or title search.....

2. Copy of deed(s) for property.....

3. Government administered programs or allotments.....

4. Rollback or other tax deferral recaptures upon sale.....

5. Litigation or estate proceeding affecting ownership or boundaries.....

6. Notices from governmental or quasi-governmental authorities related to the property...

7. Private use restrictions or conditions, protective covenants, or HOA.....

If yes, please describe: _____

8. Recent work by persons entitled to file lien claims.....

If yes, have all such persons been paid in full

If not paid in full, provide lien agent name and project number: _____

9. Jurisdictional government land use authority:

County: _____ City: _____

10. Current zoning: RP

11. Fees or leases for use of any system or item on property

12. Location within a government designated disaster evacuation zone (e.g.,

hurricane, nuclear facility, hazardous chemical facility, hazardous waste facility).....

13. Access (legal and physical) other than by direct frontage on a public road

Access via easement.....

Access via private road

If yes, is there a private road maintenance agreement? yes no

14. Solar panel(s), windmill(s), cell tower(s).....

If yes, please describe: _____

C. Survey/Boundary Aspects

1. Current or past survey/plat or topographic drawing available.....

2. Approximate acreage: 7.01

3. Wooded Acreage _____; Cleared Acreage _____

4. Encroachments.....

5. Public or private use paths or roadways rights of way/easement(s).....

Financial or maintenance obligations related to same

6. Communication, power, or other utility rights of way/easements

7. Railroad or other transportation rights of way/easements.....

8. Conservation easement

9. Property Setbacks.....

If yes, describe: _____

10. Riparian Buffers (i.e., stream buffers, conservation districts, etc.).....

11. Septic Easements and Repair Fields

12. Any Proposed Easements Affecting Property.....

13. Beach Access Easement, Boat Access Easement, Docking Permitted.....

If yes, please describe: _____

Initial
CW

D. Agricultural, Timber, Mineral Aspects

	Yes	No	NR
1. Agricultural Status (e.g., forestry deferral)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Licenses, leases, allotments, or usage permits (crops, hunting, water, timber, etc.).....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, describe in detail: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Forfeiture, severance, or transfer of rights (mineral, oil, gas, timber, development, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, describe in detail: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Farming on Property: <input type="checkbox"/> owner or <input type="checkbox"/> tenant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Presence of vegetative disease or insect infestation.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Timber cruises or other timber related reports.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Timber harvest within past 25 years	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, monitored by Registered Forester?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If replanted, what species: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Years planted: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Harvest impact (other than timber)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, describe in detail: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

E. Environmental Aspects

1. Current or past Phase I, Phase II or Phase III Environmental Site Assessment(s).....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Underground or above ground storage tanks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, describe in detail: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Abandoned or junk motor vehicles or equipment of any kind.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Past illegal uses of property (e.g., methamphetamine manufacture or use).....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Federal or State listed or protected species present.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, describe plants and/or animals: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Government sponsored clean-up of the property	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Groundwater, surface water, or well water contamination <input type="checkbox"/> Current <input type="checkbox"/> Previous..	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Previous commercial or industrial uses.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Wetlands, streams, or other water features	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Permits or certifications related to Wetlands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Conservation/stream restoration.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Coastal concern (tidal waters, unbuildable land, flood zone, CAMA, Army Corp., etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, describe in detail: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. The use or presence on the property, either stored or buried, above or below ground, of:			
i. Asbestos, Benzene, Methane, Pesticides, Radioactive Material	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, describe in detail: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. Other fuel/chemical.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. Paint <input type="checkbox"/> Lead based paint <input type="checkbox"/> Other paint/solvents	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv. Agricultural chemical storage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

F. Utilities

Check all currently available on the Property and indicate the provider.

Water (describe): _____

Sewer (describe): _____

Gas (describe): _____

Electricity (describe): _____

Cable (describe): _____

Initial
CW

