

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: 1425 Cypress Church Road, Cameron, NC, 28326

Buyer:

Seller: Paul Jeffrey Cameron, Victoria Elizabeth Cameron

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.

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.

A. Physical Aspects
Table with columns: Yes, No, NR
1. Non-dwelling structures on the Property
2. Current or past soil evaluation test
3. Caves, mineshafts, tunnels, fissures or open or abandoned wells
4. Erosion, sliding, soil settlement/expansion, fill or earth movement
5. Communication, power, or utility lines
6. Pipelines (natural gas, petroleum, other)
7. Landfill operations or junk storage
8. Drainage, grade issues, flooding, or conditions conducive to flooding
9. Gravesites, pet cemeteries, or animal burial pits
10. Rivers, lakes, ponds, creeks, streams, dams, or springs
11. Well(s)
12. Septic System(s)

This form approved by: NC REALTORS Seller Initials Buyer Initials



STANDARD FORM 142 Revised 7/2025 © 7/2025

Yes	No	NR
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13. Commercial or industrial noxious fumes, odors, noises, etc. on or near Property..... Yes No NR
 If yes, please describe: _____

B. Legal/Land Use Aspects

- 1. Current or past title insurance policy or title search..... Yes No NR
- 2. Copy of deed(s) for property..... Yes No NR
- 3. Government administered programs or allotments..... Yes No NR
- 4. Rollback or other tax deferral recaptures upon sale..... Yes No NR
- 5. Litigation or estate proceeding affecting ownership or boundaries..... Yes No NR
- 6. Notices from governmental or quasi-governmental authorities related to the property.. Yes No NR
- 7. Private use restrictions or conditions, protective covenants, or HOA..... Yes No NR

If yes, please describe: _____

8. Recent work by persons entitled to file lien claims..... Yes No NR
 If yes, have all such persons been paid in full Yes No NR
 If not paid in full, provide lien agent name and project number: _____

9. Jurisdictional government land use authority:
 County: _____ City: _____

10. Current zoning: _____

11. Fees or leases for use of any system or item on property Yes No NR

12. Location within a government designated disaster evacuation zone (e.g., hurricane, nuclear facility, hazardous chemical facility, hazardous waste facility)..... Yes No NR

13. Access (legal and physical) other than by direct frontage on a public road
 Access via easement..... Yes No NR
 Access via private road Yes No NR

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

14. Solar panel(s), windmill(s), cell tower(s)..... Yes No NR
 If yes, please describe: _____

C. Survey/Boundary Aspects

1. Current or past survey/plat or topographic drawing available..... Yes No NR

2. Approximate acreage: _____

3. Wooded Acreage _____; Cleared Acreage _____

4. Encroachments..... Yes No NR

5. Public or private use paths or roadways rights of way/easement(s)..... Yes No NR
 Financial or maintenance obligations related to same Yes No NR

6. Communication, power, or other utility rights of way/easements Yes No NR

7. Railroad or other transportation rights of way/easements..... Yes No NR

8. Conservation easement Yes No NR

9. Property Setbacks..... Yes No NR
 If yes, describe: _____

10. Riparian Buffers (i.e., stream buffers, conservation districts, etc.)..... Yes No NR

11. Septic Easements and Repair Fields Yes No NR

12. Any Proposed Easements Affecting Property..... Yes No NR

13. Beach Access Easement, Boat Access Easement, Docking Permitted..... Yes No NR
 If yes, please describe: _____

Seller Initials DS PJC Buyer Initials Initial VEC

D. Agricultural, Timber, Mineral Aspects

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

E. Environmental Aspects

- 1. Current or past Phase I, Phase II or Phase III Environmental Site Assessment(s)..... Yes No NR
- 2. Underground or above ground storage tanks Yes No NR
If yes, describe in detail: _____
- 3. Abandoned or junk motor vehicles or equipment of any kind..... Yes No NR
- 4. Past illegal uses of property (e.g., methamphetamine manufacture or use)..... Yes No NR
- 5. Federal or State listed or protected species present..... Yes No NR
If yes, describe plants and/or animals: _____
- 6. Government sponsored clean-up of the property Yes No NR
- 7. Groundwater, surface water, or well water contamination Current Previous ... Yes No NR
- 8. Previous commercial or industrial uses..... Yes No NR
- 9. Wetlands, streams, or other water features Yes No NR
Permits or certifications related to Wetlands Yes No NR
Conservation/stream restoration..... Yes No NR
- 10. Coastal concern (tidal waters, unbuildable land, flood zone, CAMA, Army Corp., etc.) Yes No NR
If yes, describe in detail: _____
- 11. The use or presence on the property, either stored or buried, above or below ground, of:
 - i. Asbestos, Benzene, Methane, Pesticides, Radioactive Material Yes No NR
If yes, describe in detail: _____
 - ii. Other fuel/chemical..... Yes No NR
 - iii. Paint Lead based paint Other paint/solvents Yes No NR
 - iv. Agricultural chemical storage Yes No NR

F. Utilities

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

- Water (describe): _____
- Sewer (describe): _____
- Gas (describe): _____
- Electricity (describe): _____
- Cable (describe): _____

Seller Initials DS PJC Buyer Initials Initial VEC

COOPERATING COMPENSATION AGREEMENT

(Use this form when a seller is represented by a licensed real estate broker. Use Form 150 for an unrepresented seller.)

“Seller”: Paul Jeffrey Cameron, Victoria Elizabeth Cameron
“Buyer”: _____
“Property”: 1425 Cypress Church Road, Cameron, NC, 28326

- FEE:** (Check Only One) Seller or Listing Firm agrees to pay Selling Firm cooperative compensation as follows (the “Fee”), subject to the terms of this agreement: 4.000 % of the gross sales price; A flat fee of \$ _____; or, Other: _____.
- PAYMENT:** The Fee will be earned by Selling Firm upon both Buyer and Seller signing a written contract for the sale of the Property (the “Contract”) during the term of this agreement. The Fee will be due and payable to Selling Firm when Buyer, any authorized assignee of Buyer, or any party authorized by Buyer and Seller under the Contract or any amendment thereto, closes on the purchase of the Property. The Fee will be paid at closing, as defined in the Contract, unless otherwise agreed.
- TERM, EFFECTIVENESS, AND EXPIRATION:** This agreement shall be effective when signed by Seller or Listing Firm, as applicable, and Selling Firm. This agreement will terminate upon the earlier of closing, as defined in the Contract, or December 31, 2025, unless the Fee has been earned prior to such date. If the Fee has been earned prior to the expiration date in this paragraph, then this agreement shall not terminate and it will continue to be in full force and effect until closing, as defined in the Contract, or until the Contract is terminated, so long as such termination is not a result of Seller's breach. If Listing Firm has agreed to pay the Fee, Listing Firm will not be obligated to pay if Seller breaches the Contract and Listing Firm is not paid. Buyer signs below only to acknowledge and consent to the Fee.
- MERGER, MODIFICATION, ASSIGNMENT, ENFORCEMENT, AND GOVERNING LAW:** This Agreement represents the entire agreement of the parties hereto. All prior understandings and agreements are merged into this document. This agreement may only be modified by a written document signed by all parties, and it may not be assigned except by written consent of all parties. If legal proceedings are instituted to enforce any provision of this agreement, the prevailing party in the proceeding shall be entitled to recover from the non-prevailing party reasonable attorney's fees and court costs incurred in connection with the proceeding. This agreement is governed by North Carolina law.

DO NOT UPLOAD THIS FORM TO THE MLS OR ATTACH IT TO A PURCHASE CONTRACT. NC REALTORS® MAKES NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF THIS FORM IN ANY TRANSACTION.

Listing Firm: <u>Carolina Property Sales</u> <small>DocuSigned by:</small> Agent Name (Print): <u>Peter Mace</u> By: <u>Peter C. Mace</u> <small>DD0D16630BE34D2</small> (Agent Signature) Date: <u>8/13/2025</u> <small>DocuSigned by:</small>	Selling Firm: _____ Agent Name (Print): _____ By: _____ (Agent Signature) Date: _____
Seller: <u>Paul Jeffrey Cameron</u> <small>C316EDE73FE9493</small> (Signature) <u>Paul Jeffrey Cameron</u> Signed by: _____ Date: <u>8/13/2025</u> Seller: <u>Victoria Elizabeth Cameron</u> <small>29D5EF2A088E4ED</small> (Signature) <u>Victoria Elizabeth Cameron</u> Date: <u>8/13/2025</u>	Buyer: _____ (Signature) Date: _____ Buyer: _____ (Signature) Date: _____
Entity Seller: _____ (Name of LLC/Corporation/Partnership/Trust/Etc.) By: _____ Name (Print): _____ Title: _____ Date: _____	Entity Buyer: _____ (Name of LLC/Corporation/Partnership/Trust/Etc.) By: _____ Name (Print): _____ Title: _____ Date: _____

