

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 12-1.

Property: 540 & 544 Lockwood Folly Road Southeast, Bolivia, NC 28422

Buyer:

Seller: Thomas Chadwick

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

1. Non-dwelling structures on the Property

If yes, please describe:

2. Current or past soil evaluation test (agricultural, septic, or otherwise)

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. Wells

12. Septic System(s)

depth _____; shared (y/n) _____; year installed _____; gal/min _____

Permit(s) available? yes no NR

Lift station(s)/Cinder(s) on Property? yes no NR

Septic Onsite? yes no Details: _____

Tank capacity _____

Repairs made (describe): _____

Tank(s) last cleaned: _____

Permit(s) in process? yes no NR

Soil Evaluation Complete? yes no NR

Other Septic Details: _____

This form approved by: NC REALTORS®



Seller Initials _____

Buyer Initials _____

Seller Initials: Buyer Initials:

- If yes, please describe:
- 1. Current or past survey/plat or topographic drawing available
 - 2. Approximate acreage: .35 Total
 - 3. Wooded Acreage 0; Cleared Acreage 100%
 - 4. Encroachments
 - 5. Public or private use paths or roadways rights of way/easement(s)
 - 6. Financial or maintenance obligations related to same
 - 7. Communication, power, or other utility rights of way/easements
 - 8. Railroad or other transportation rights of way/easements
 - 9. Conservation easement
 - 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

C. Survey/Boundary Aspects

- If yes, please describe:
- 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
 - 8. Recent work by persons entitled to file lien claims
 - 9. If yes, have all such persons been paid in full
 - 10. If not paid in full, provide lien agent name and project number: _____
 - 11. Jurisdictional government land use authority: _____
 - 12. County: _____
 - 13. City: _____
 - 14. Fees or leases for use of any system or item on property
 - 15. Location within a government designated disaster evacuation zone (e.g., hurricane, nuclear facility, hazardous chemical facility, hazardous waste facility)
 - 16. Access (legal and physical) other than by direct frontage on a public road
 - 17. Access via easement
 - 18. Access via private road
 - 19. If yes, is there a private road maintenance agreement? yes no
 - 20. 14. Solar panel(s), windmill(s), cell tower(s)

B. Legal/Land Use Aspects

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

Yes No NR

