

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: 00 Quality Dr NE, Navassa, NC 28451

Buyer:

Seller: Creech Living Trust , Sneed Family Trust

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 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| If yes, please describe: <u>See page 4</u> | | | |
| 2. Current or past soil evaluation test (agricultural, septic, or otherwise)..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Caves, mineshafts, tunnels, fissures or open or abandoned wells | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Erosion, sliding, soil settlement/expansion, fill or earth movement | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Communication, power, or utility lines..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Pipelines (natural gas, petroleum, other)..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. Landfill operations or junk storage | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> Previous <input type="checkbox"/> Current <input type="checkbox"/> Planned <input type="checkbox"/> Legal <input type="checkbox"/> Illegal | | | |
| 8. Drainage, grade issues, flooding, or conditions conducive to flooding | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9. Gravesites, pet cemeteries, or animal burial pits..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 10. Rivers, lakes, ponds, creeks, streams, dams, or springs..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11. Well(s)..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> Potable <input checked="" type="checkbox"/> Non-potable Water Quality Test? <input type="checkbox"/> yes <input type="checkbox"/> no | | | |
| depth <u>15</u> ; shared (y/n) _____; year installed _____; gal/min _____ | | | |
| 12. Septic System(s)..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If yes: Number of bedrooms on permit(s) _____ | | | |
| Permit(s) available? <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> NR | | | |
| Lift station(s)/Grinder(s) on Property? <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> NR | | | |
| Septic Onsite? <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> Details: _____ | | | |
| Tank capacity _____ | | | |
| Repairs made (describe): _____ | | | |
| Tank(s) last cleaned: _____ | | | |
| If no: Permit(s) in process? <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> NR | | | |
| Soil Evaluation Complete? <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> NR | | | |
| Other Septic Details: _____ | | | |



Yes	No	NR
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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: Brunswick City: Navassa
10. Current zoning: Industrial
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: 59
3. Wooded Acreage NR; Cleared Acreage NR
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: Town of Navassa and CAMA requirements as applicable
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: Old Pump House and Docking at Cape Fear River Front

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: **Borders Cape Fear River w/ Associated Flood Zones**
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): **Available across the road**
- ☒ Sewer (describe): **Available across the road**
- ☒ Gas (describe): **Available across the road**
- ☒ Electricity (describe): **Available across the road**
- ☐ Cable (describe): _____

<input type="checkbox"/>	High Speed Internet (describe): _____
<input type="checkbox"/>	Fiber Optic (describe): _____
<input type="checkbox"/>	Telephone (describe): _____
<input type="checkbox"/>	Private well (describe): _____
<input type="checkbox"/>	Shared private well or community well (describe): _____
<input type="checkbox"/>	Hauled water (describe): _____
<input type="checkbox"/>	Other (describe): _____

Explanation Sheet for Vacant Land Disclosure Statement	
Instructions: Identify a line item in the first column (e.g., "E/8") and provide further explanation in the second column.	
A.1	Concrete pad foundations with loading docks and historical water dependent pump house structure
A.3	Historical underground trolley from concrete pad foundation to Cape Fear River
A.11	Water quality test wells for site monitoring plan
B.5	Potentially a minor survey boundry overlap (maybe 6 feet) with adjacent property line to the south
B.11	CSX ground leases currently being maintained by owners for future rail siding use on the property
E.7	Shallow monitoring wells per agreement
E.11.iv	Former Fertilizer Manufacturing Facility. No current storage exists
Various	Former Estech Chemical Manufacturing Facility. Records available to potential buyers
	See Attachment 1
Attach additional sheets as necessary	

THE NORTH CAROLINA ASSOCIATION OF REALTORS®, INC., MAKES NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF THIS FORM. CONSULT A NORTH CAROLINA ATTORNEY BEFORE YOU SIGN IT.

Buyer: _____ Date: _____

Buyer: _____ Date: _____

Entity Buyer:

(Name of LLC/Corporation/Partnership/Trust/Etc.)


By: _____

Name: _____

Title: _____

Date: _____

Authentisign
 _____ Date: 06/20/25

Creech Living Trust
 _____ Date: 06/23/25
 Sneed Family Trust

Entity Seller:

(Name of LLC/Corporation/Partnership/Trust/Etc.)

By: _____

Name: _____

Title: _____

Date: _____

The Property is the location of the former Estech Chemical Manufacturing Facility. As part of the Estech operation, residual heavy metals (mostly Lead and Arsenic) were deposited in the ground on a portion of the property, which was the subject of a voluntary remediation on behalf of the past owners, Estech and Exxon Mobile, along with current owners. This remediation work was conducted under a 2005 agreement with US Environmental Protection Agency (EPA) and was subject to review and approval by EPA and the NC Dept of Environmental Quality (DEQ).

The environmental consulting firm ARCADIS conducted the remediation between September 2010 and May 2011.. The remediation involved the excavation and on-site treatment of soils, which were then transported off-site for disposal at an approved landfill. A chemical amendment was placed in the backfill below the water table to help reduce the levels of lead and arsenic in groundwater over time. ARCADIS performed additional restoration activities at the Site September and October 2011. A soil cover was placed on the remediated areas of the Site on top of a barrier material separating it from the remediated areas, although the current condition of this cover system may need to be addressed prior to site development.

ARCADIS prepared a post removal site control plan in Aug 2012 which provided for monitoring of groundwater, upland soils and sediment at the Site under the agreement. EPA approved termination of that monitoring in Sept 2022. The site contains concrete barriers and underground fabric material barrier separating it from remediated areas. ARCADIS documented an agreement between the former owners, current owners, USEPA and NCDEQ that there was no need for land use restrictions but that determination will be re-reviewed if a future use is identified for the site. Detailed records are available from EPA, DEQ and locally for review of the specifics for all remediation and restoration actions and should be consulted

The potential for a Brownfields Agreement for development of the Site has been previously discussed with NC DEQ.

 Johnny V Creech

06/20/25

 AM Edwards

06/23/25