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: 0 US HWY 70 A, PINE LEVEL, NC 27568	
Buyer:	
Seller: John Gregory Thomas, Beth Watson Thomas	

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	M		
	2. 3.	Current or past soil evaluation test (agricultural, septic, or otherwise)	[]		
	4.	Erosion, sliding, soil settlement/expansion, fill or earth movement		$\overline{\mathbf{V}}$	\Box
	5.	Communication, power, or utility lines			
	6. 7.	Pipelines (natural gas, petroleum, other) Landfill operations or junk storage			
	١.	Previous Current Planned Legal Illegal	LJ	(<u>*</u>)	
		Drainage, grade issues, flooding, or conditions conducive to flooding			
		Gravesites, pet cemeteries, or animal burial pits			
		Rivers, lakes, ponds, creeks, streams, dams, or springs			
	HI.	Well(s)			
		depth; shared (y/n); year installed; gal/min Septic System(s)			
	12.			ω	
		If yes: Number of bedrooms on permit(s)			
		Permit(s) available? yes no NR			
		Lift station(s)/Grinder(s) on Property? [_] yes [_] no [_] NR Septic Onsite? [_] yes [_] no [_] Details:			
		Tank capacity	=		
		Repairs made (describe):	7.1		
		Tank(s) last cleaned:	5 •:		
		If no: Permit(s) in process? [] yes [] no [] NR			
		Soil Evaluation Complete? yes no NR			
		Other Septic Details:	ei.		

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North Carolina Association of REALTORS®, Inc.



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			Yes	No	NR
	13.	Commercial or industrial noxious fumes, odors, noises, etc. on or near Property If yes, please describe:			
В.		Legal/Land Use Aspects			
	1.	Current or past title insurance policy or title search			\square
	2.	Copy of deed(s) for property			
	3.	Government administered programs or allotments.		$[\checkmark]$	
	4.	Rollback or other tax deferral recaptures upon sale		[4]	
	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	î 1	[√]	[]
		If yes, have all such persons been paid in full		ΙŢ	ï
		If not paid in full, provide lien agent name and project number:			
	9.	Jurisdictional government land use authority:			
		County: City:			
	10.	Current zoning:		,	
		Fees or leases for use of any system or item on property		[1]	[]
	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		[<u>*</u>	
		Access via private road			
		If yes, is there a private road maintenance agreement? [] yes [] no			
	14.	Solar panel(s), windmill(s), cell tower(s)		[Y]	
		If yes, please describe:			
C.		Survey/Boundary Aspects			
	1(4)	Current or past survey/plat or topographic drawing available			\square
	2.	Approximate acreage:; Cleared Acreage;			
	3.	Wooded Acreage; Cleared Acreage		- /	
	4.	Encroachments		إكدا	
	5.	Public or private use paths or roadways rights of way/easement(s)			لِــاِ
		Financial or maintenance obligations related to same		Ļ	لِــاِ
		Communication, power, or other utility rights of way/easements			
	7.	Railroad or other transportation rights of way/easements			
	8.	Conservation easement	إبإ	إكدإ	
	9.	Property Setbacks.	\Box		
	1.0	If yes, describe:	г 1	г 1	r 1
					[1]
		Septic Easements and Repair Fields			
		Any Proposed Easements Affecting Property Beach Access Easement, Boat Access Easement, Docking Permitted			[<u>]</u>
	13.	If yes, please describe:		4	
		11 100, piedoe debelloe.			

D.		Agricultural, Timber, Mineral Aspects	×,		210	
			Yes	No	NR	
		Agricultural Status (e.g., forestry deferral)				
	2.	Licenses, leases, allotments, or usage permits (crops, hunting, water, timber, etc.)		$oxed{oldsymbol{arphi}}$		
		If yes, describe in detail:		_ 4		
	3.	Forfeiture, severance, or transfer of rights (mineral, oil, gas, timber, development, etc.)		$ \underline{\checkmark} $		
		If yes, describe in detail:	. /	r a		
		Farming on Property: owner or tenant		닏	닏	
	5.	Presence of vegetative disease or insect infestation		닏		
	6.	Timber cruises or other timber related reports Timber harvest within past 25 years				
	7.	If yes, monitored by Registered Forester?		님		
		If replanted, what species:			 []	
				ш.		
	8.	Years planted: Harvest impact (other than timber)	Γ 1	$[\sqrt{1}]$	[]	
	0,	If yes, describe in detail:				
E.		Environmental Aspects				
	1.	Current or past Phase I, Phase II or Phase III Environmental Site Assessment(s)	r 1	[. /1.	Г	
		Underground or above ground storage tanks				
	۷.	If yes, describe in detail:	_	بي		
	3.	Abandoned or junk motor vehicles or equipment of any kind	[]	N	[]	
	4.	Past illegal uses of property (e.g., methamphetamine manufacture or use)				
	5.	Federal or State listed or protected species present				
		If yes, describe plants and/or animals:				
	6.	Government sponsored clean-up of the property				
	7.	Groundwater, surface water, or well water contamination [] Current [] Previous	Ļ	أكمأ		
	8.	Previous commercial or industrial uses				
	9.	Wetlands, streams, or other water features		님	[X]	
		Conservation/stream restoration			님	
	10	Coastal concern (tidal waters, unbuildable land, flood zone, CAMA, Army Corp., etc.)			[]	
	10,	If yes, describe in detail:	LJ			
	11.	The use or presence on the property, either stored or buried, above or below ground, of:	:	,		
		i. Asbestos, Benzene, Methane, Pesticides, Radioactive Material				
		If yes, describe in detail:		_/		
		ii. Other fuel/chemical		$[\underline{\mathcal{M}}]$		
		iii. Paint [] Lead based paint [] Other paint/solvents				
		iv. Agricultural chemical storage		$ \underline{V} $		
F.		<u>Utilities</u>				
- *					.	
		Check all currently available on the Property and indicate the provider. Thru To Water (describe): Water (describe): Worth of Council & Que to Que	OWN C	ドド	I We Con	21
	[Water (describe): NOTHING COUNCIES QT This TIME				
	Sewer (describe):					
	[] Gas (describe):					
	[] Electricity (describe):				
	Ĺ] Cable (describe):				
		Page 3 of 4				

Instructions: Identify a line item in the first column (e.g., "E/8") and provide further explanation in the second column.	[] Fib [] Tel [] Pri [] Sha [] Ha	gh Speed Internet (describe): per Optic (describe): lephone (describe): vate well (describe): ared private well or community well (describe): uled water (describe): ner (describe): Explanation Sheet for Vacant I	
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: Seller: John Gregory Thomas By To A John Gregory Thomas Buyer: Date: Seller: Bert Watson Thomas Beth Watson Thomas Entity Buyer: Beth Watson Thomas Entity Seller: (Name of LLC/Corporation/Partnership/Trust/Etc.) By: By: By: Name:	Instruction		
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Buyer: Date: Seller:		Attach additional sho	eets as necessary
Entity Buyer: (Name of LLC/Corporation/Partnership/Trust/Etc.) By:	LEGAL VA	ALIDITY OR ADEQUACY OF THIS FORM. CO	®, INC., MAKES NO REPRESENTATION AS TO THE NSULT A NORTH CAROLINA ATTORNEY BEFORE
Entity Buyer: (Name of LLC/Corporation/Partnership/Trust/Etc.) By:	Buy	er: Date:	Seller: John Hugary Thomas 20 DOA Tolk (84294) Thomas
Entity Buyer: (Name of LLC/Corporation/Partnership/Trust/Etc.) By:	Buy	er:Date:	Seller: Veta Warson Thear Bate: 10-25
(Name of LLC/Corporation/Partnership/Trust/Etc.) By:	Enti	ty Biwer	Beth Watson Thomas
By:			
Name: Name:	(Name of LLC/Corporation/Partnership/Trust/Etc.)		(Name of ELC/Corporation/Fartnership/Trust/Etc.)
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