



Land Information Worksheet

NOTICE: This information worksheet is designed to assist all parties in collecting information about the property. The worksheet is not a substitute for any professional inspections or warranties that a buyer may wish to obtain. **THIS IS NOT A DISCLOSURE.** This worksheet is not intended to be used in connection with residential building lots.

This information worksheet is referenced in the Agreement for Purchase and Sale of Land (Form 580L-T) to (i) indicate that the information referenced herein is the type of information relevant to a property in the possession of a seller that they shall deliver to a buyer pursuant to Section 4 thereof, and, (ii) to provide an example of the types of matters a buyer may investigate regarding a property pursuant to Section 6(c) thereof.

Property Address: 5858 Prospect Street, Archdale, NC 27263

Owner: Michael G. Byer

Tax Parcel Number: 6798-46-9611

Do you as owner have any information regarding or are you aware of any information regarding the following:

Yes	No	Unknown
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A. Physical Aspects

- | | | | |
|--|-------------------------------------|-------------------------------------|-------------------------------------|
| 1. Current or past soil evaluation test (agricultural, septic or otherwise)..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Caves, mineshafts, tunnels, fissures or open or abandoned wells | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Erosion, sliding, soil settlement/expansion, fill or earth movement | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Communication, power or utility lines..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Pipelines (natural gas, petroleum, other)..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Landfill operations | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> Legal <input type="checkbox"/> Illegal <input type="checkbox"/> Previous <input type="checkbox"/> Planned | | | |
| 7. Drainage, grade issues, flooding or conditions conducive to flooding | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 8. Dampness/moisture other than around river, streams, lakes, etc. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 or springs | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 11. Wells | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> potable <input type="checkbox"/> non-potable _____ gallons per minute; | | | |
| depth _____, shared (y/n) _____; year installed _____ | | | |
| 12. Existing Septic System..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| If yes, number of bedroom permit <u>N/A</u> | | | |
| 13. Commercial or industrial uses causing noxious fumes or odors | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

B. Legal/Land Use Aspects

- | | | | |
|--|-------------------------------------|--------------------------|--------------------------|
| 1. Current or past title insurance policy or title search..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|-------------------------------------|--------------------------|--------------------------|



Yes No Unknown

- 2. Copy of deed(s) for property.....
- 3. Forfeiture or transfer of rights (mineral, timber, development, etc.)
- 4. Government administered programs or allotments
- 5. Septic permits (current or expired)
- 6. Rollback or other tax deferral recaptures upon sale.....
- 7. Litigation or estate proceeding affecting ownership or boundaries
- 8. Notices from governmental or quasi-governmental authorities related to the property....
- 9. Private use restrictions or other protective covenants, conditions and restrictions
- 10. 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: _____
- 11. Jurisdictional government land use authority (city or county)
 - i. Name: Archdale / Randolph County
- 12. Current zoning: Commercial LI
- 13. Schools (names) N/A (elementary)
 N/A (middle)
 N/A (high)
- 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
 - i. Access via easement.....
 - ii. Access via private road

C. Survey/Boundary Aspects

- 1. Current or past survey
- 2. Approximate acreage: 1.95 acres
- 3. Wooded Acreage Approx .95 ; Cleared Acreage Approx 1.0
- 4. Encroachments
- 5. Public or private use paths or roadways rights of way/easement(s)
 - i. 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. Riparian Buffers

D. Agricultural, Timber, Mineral Aspects

- 1. Agricultural Status (e.g. forestry deferral)
- 2. Licenses, leases or usage permits granted for, but not limited to, crops, minerals or mineral rights, oil and gas rights, hunting, water, grazing or timber
- 3. Owner farming
- 4. Harvest impact
- 5. Diagnosis or treatment for vegetative disease or insect infestation
- 6. Timber cruises or other timber related reports
- 7. Timber harvest within past 25 years
 - i. If yes, monitored by Registered Forester?
 - ii. If replanted, what species: _____
 - iii. Years planted: _____



Yes No Unknown

E. Environmental Aspects

- 1. Current or past Phase I, Phase II or Phase III Environmental Site Assessment(s)
2. Abandoned or junk motor vehicles or equipment of any kind
3. Illegal/ methamphetamine uses?
4. Federal or State listed species
5. Government sponsored clean-up of the property
6. Groundwater, surface water or well water contamination
7. Previous commercial or industrial uses
8. Wetlands
9. The use of, burial, storage or presence of on the property or in any structure on the property:

F. Utilities

Provider
Water Davidson County (Public) Tap Fee
Sewer N/A (Septic) Tap Fee
Gas Fuel Oil for heat Tap Fee
Electricity Duke Energy
Cable Spectrum
Fiber Optic
Telephone Spectrum
Private well
Shared private well or community well
Hauled water



Explanation Sheet Attached to Land Checklist

Instructions: Place a number in the first column that corresponds to numbers rows attached to this sheet.

A.1., A.12., & B.5.: Buyer was not involved in Septic system permits; he understandably assumes that initial company that constructed the building & installed the septic system secured all required permits. He's had no problems w/septic system.

C.5.: Presumed that Duke Energy has right-of-way access to the property.

E.7.: Currently, auto garage. Before that, industrial whse. Understood initial use, textile embroidery light manufacturing.

E.9.ix.: No underground tank. ~275 gallon tank to store waste oil & ~275 gallon tank to store fuel oil for heating building.

Attach additional sheets as necessary

