

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: Briarwood road, Webster, NC 28788 PIN 7641-01-0886

Buyer:

Seller: Brad C Moses and Danell Moses

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
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. Well(s) Water Quality Test? yes no
depth _____; shared (y/n) _____; year installed _____; gal/min _____
12. Septic System(s)

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): _____

Tank(s) last cleaned: _____

If no: Permit(s) in process? yes no NR

Soil Evaluation Complete? yes no NR

Other Septic Details: _____



This form approved by:

NC REALTORS®

Seller Initials: BCM



Buyer Initials:

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STANDARD FORM 142

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Yes No NR

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: JACKSON City: WEBSTER
 10. Current zoning: WEBSTER TOWN ORDINANCE
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: 17 acres +/-
3. Wooded Acreage _____; Cleared Acreage _____
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: _____
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: _____

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D. Agricultural, Timber, Mineral Aspects

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

E. Environmental Aspects

1. Current or past Phase I, Phase II or Phase III Environmental Site Assessment(s).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Underground or above ground storage tanks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, describe in detail:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Abandoned or junk motor vehicles or equipment of any kind	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Past illegal uses of property (e.g., methamphetamine manufacture or use).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Federal or State listed or protected species present.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, describe plants and/or animals:.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Government sponsored clean-up of the property	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Groundwater, surface water, or well water contamination <input type="checkbox"/> Current <input type="checkbox"/> Previous	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Previous commercial or industrial uses.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Wetlands, streams, or other water features	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Permits or certifications related to Wetlands	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Conservation/stream restoration.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Coastal concern (tidal waters, unbuildable land, flood zone, CAMA, Army Corp., etc.) If yes, describe in detail:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. The use or presence on the property, either stored or buried, above or below ground, of: i. Asbestos, Benzene, Methane, Pesticides, Radioactive Material	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, describe in detail:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Other fuel/chemical	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Paint <input type="checkbox"/> Lead based paint <input type="checkbox"/> Other paint/solvents	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Agricultural chemical storage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

F. Utilities

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

Water (describe):.....

Sewer (describe):.....

Gas (describe):.....

Electricity (describe):.....

Cable (describe):.....

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- High Speed Internet (describe): _____
- Fiber Optic (describe): _____
- Telephone (describe): _____
- Private well (describe): _____
- Shared private well or community well (describe): _____
- Hauled water (describe): _____
- 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.

Attach additional sheets as necessary

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

Buyer: (Name) _____ (Signature) _____ (Date) _____

Buyer: (Name) _____ (Signature) _____ (Date) _____

Entity Buyer: (Name of LLC, Corp., Trust, etc.)

By: (Name & Title) _____ (Signature) _____

Seller: (Name) Brad C Moses (Signature) *Brad C Moses* (Date) 1-29-21

Seller: (Name) Danell Moses (Signature) dotloop verified
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DANELL MOSES - FOLKART

Entity Seller: (Name of LLC, Corp., Trust, etc.) _____

By: (Name & Title) _____ (Signature) _____