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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: **Off Fentress Road , Robbins , 27325**
Buyer: _____
Seller: **JG Holdings Group, LLC**

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 ..... ☐ Previous ☐ Current ☐ Planned ☐ Legal ☐ Illegal	☐	☐	☒
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)..... ☐ Potable ☐ Non-potable 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: _____

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	Yes	No	NR
13. Commercial or industrial noxious fumes, odors, noises, etc. on or near Property.....	☐	☐	X
If yes, please describe: _____			

B. Legal/Land Use Aspects

1. Current or past title insurance policy or title search.....	☐	☐	X
2. Copy of deed(s) for property.....	☐	☐	X
3. Government administered programs or allotments.....	☐	☐	X
4. Rollback or other tax deferral recaptures upon sale.....	☐	☐	X
5. Litigation or estate proceeding affecting ownership or boundaries.....	☐	☐	X
6. Notices from governmental or quasi-governmental authorities related to the property..	☐	☐	X
7. Private use restrictions or conditions, protective covenants, or HOA.....	☐	☐	X
If yes, please describe: _____			
8. Recent work by persons entitled to file lien claims.....	☐	☐	X
If yes, have all such persons been paid in full	☐	☐	X
If not paid in full, provide lien agent name and project number: _____			
9. Jurisdictional government land use authority:			
County: _____ City: _____			
10. Current zoning: _____			
11. Fees or leases for use of any system or item on property	☐	☐	X
12. Location within a government designated disaster evacuation zone (e.g., hurricane, nuclear facility, hazardous chemical facility, hazardous waste facility).....	☐	☐	X
13. Access (legal and physical) other than by direct frontage on a public road			
Access via easement.....	☐	☐	X
Access via private road	☐	☐	X
If yes, is there a private road maintenance agreement? ☐ yes ☐ no			
14. Solar panel(s), windmill(s), cell tower(s).....	☐	☐	X
If yes, please describe: _____			

C. Survey/Boundary Aspects

1. Current or past survey/plat or topographic drawing available.....	☐	☐	X
2. Approximate acreage: _____			
3. Wooded Acreage _____; Cleared Acreage _____			
4. Encroachments.....	☐	☐	X
5. Public or private use paths or roadways rights of way/easement(s).....	☐	☐	X
Financial or maintenance obligations related to same	☐	☐	X
6. Communication, power, or other utility rights of way/easements	☐	☐	X
7. Railroad or other transportation rights of way/easements.....	☐	☐	X
8. Conservation easement	☐	☐	X
9. Property Setbacks.....	☐	☐	X
If yes, describe: _____			
10. Riparian Buffers (i.e., stream buffers, conservation districts, etc.).....	☐	☐	X
11. Septic Easements and Repair Fields	☐	☐	X
12. Any Proposed Easements Affecting Property.....	☐	☐	X
13. Beach Access Easement, Boat Access Easement, Docking Permitted.....	☐	☐	X
If yes, please describe: _____			

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D. Agricultural, Timber, Mineral Aspects

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

E. Environmental Aspects

	Yes	No	NR
1. Current or past Phase I, Phase II or Phase III Environmental Site Assessment(s)	☐	☐	☒
2. Underground or above ground storage tanks	☐	☐	☒
If yes, describe in detail: _____			
3. Abandoned or junk motor vehicles or equipment of any kind	☐	☐	☒
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	☐	☐	☒
8. Previous commercial or industrial uses	☐	☐	☒
9. Wetlands, streams, or other water features	☐	☐	☒
Permits or certifications related to Wetlands	☐	☐	☒
Conservation/stream restoration	☐	☐	☒
10. Coastal concern (tidal waters, unbuildable land, flood zone, CAMA, Army Corp., etc.)	☐	☐	☒
If yes, describe in detail: _____			
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	☐	☐	☒
iii. Paint ☐ Lead based paint ☐ Other paint/solvents	☐	☐	☒
iv. Agricultural chemical storage	☐	☐	☒

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	

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Buyer: _____ Date: _____

Buyer: _____ Date: _____

Entity Buyer:

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

By: _____

Name: _____

Title: _____

Date: _____

Seller: _____ Date: _____
JG Holdings Group, LLC

Seller: _____ Date: _____

Entity Seller:
JG Holdings Group, LLC
(Name of LLC/Corporation/Partnership/Trust/Etc.)

By: Signed by: James Gross E43DE23DD4154BB...

Name: **James Gross**

Title: **Manager**

Date: 4/14/2025

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