

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: _____ City: _____
10. Current zoning: _____
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: _____
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: _____

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

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): _____

☐

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	

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: _____ Date: _____

Buyer: _____ Date: _____

Seller: _____ Date: _____

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

Entity Seller: Directed Trust Company FBO Premier Land Hub Retirement Plan Trust
(Name of LLC/Corporation/Partnership/Trust/Etc.)

By: _____

By:

Signed by:

Harshdeep Ahluwalia

7157AE272DA14DC...

Name: _____

Name: Harshdeep Ahluwalia

Title: _____

Title: 401(k) Account Holder

Date: _____

Date: 7/24/2025