

# 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: TBD Amberchase and Danville Drive, Fayetteville, NC 28311

Buyer: \_\_\_\_\_

Seller: Three Rivers Land Trust (Travis K. Morehead)

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 .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| If yes, please describe: _____  |                                     |                                     |                                     |
| 2. Current or past soil evaluation test (agricultural, septic, or otherwise).....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 3. Caves, mineshafts, tunnels, fissures or open or abandoned wells .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Erosion, sliding, soil settlement/expansion, fill or earth movement .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Communication, power, or utility lines.....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Pipelines (natural gas, petroleum, other).....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 7. Landfill operations or junk storage .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <input type="checkbox"/> Previous <input type="checkbox"/> Current <input type="checkbox"/> Planned <input type="checkbox"/> Legal <input type="checkbox"/> Illegal |                                     |                                     |                                     |
| 8. Drainage, grade issues, flooding, or conditions conducive to flooding .....  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 9. Gravesites, pet cemeteries, or animal burial pits.....   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 10. Rivers, lakes, ponds, creeks, streams, dams, or springs.....  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 11. Well(s).....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <input type="checkbox"/> Potable <input type="checkbox"/> Non-potable      Water Quality Test? <input type="checkbox"/> yes <input type="checkbox"/> no             |                                     |                                     |                                     |
| depth _____; shared (y/n) _____; year installed _____; gal/min _____  |                                     |                                     |                                     |
| 12. Septic System(s).....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| If yes: Number of bedrooms on permit(s) _____   |                                     |                                     |                                     |
| Permit(s) available? <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> NR   |                                     |                                     |                                     |
| Lift station(s)/Grinder(s) on Property? <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> NR  |                                     |                                     |                                     |
| Septic Onsite? <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> Details: _____   |                                     |                                     |                                     |
| Tank capacity _____   |                                     |                                     |                                     |
| Repairs made (describe): _____  |                                     |                                     |                                     |
| Tank(s) last cleaned: _____   |                                     |                                     |                                     |
| If no: Permit(s) in process? <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> NR   |                                     |                                     |                                     |
| Soil Evaluation Complete? <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> NR  |                                     |                                     |                                     |
| Other Septic Details: _____   |                                     |                                     |                                     |

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This form approved by:

NC REALTORS®

Seller Initials Thm

Buyer Initials \_\_\_\_\_



STANDARD FORM 142

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**D. Agricultural, Timber, Mineral Aspects**

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

**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 checked="" type="checkbox"/> |
| 2. Underground or above ground storage tanks .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| If yes, describe in detail: .....   |                                     |                                     |                                     |
| 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: .....   |                                     |                                     |                                     |
| 6. Government sponsored clean-up of the property .....  | <input type="checkbox"/>            | <input checked="" 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 checked="" type="checkbox"/> |
| 8. Previous commercial or industrial uses.....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9. Wetlands, streams, or other water features .....   | <input checked="" 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.) .....                                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| If yes, describe in detail: <u>FLOOD ZONE</u>   |                                     |                                     |                                     |
| 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: .....   |                                     |                                     |                                     |
| 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.

- |   |  |
|---|--|
| <input type="checkbox"/> Water (describe): <u>NA</u>      |  |
| <input type="checkbox"/> Sewer (describe): <u> </u>       |  |
| <input type="checkbox"/> Gas (describe): <u> </u>         |  |
| <input type="checkbox"/> Electricity (describe): <u> </u> |  |
| <input type="checkbox"/> Cable (describe): <u> </u>       |  |

