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:	507	E	Roosevelt	Blud	Monroe	NC	
Buyer:						f	
Seller:							

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.

	Physical Aspects	Yes	No	NR	T. Charles of the Control of the Con
1.	Non-dwelling structures on the Property If yes, please describe: 3:11board 5:40	d			
2.	Current or past soil evaluation test (agricultural, septic, or otherwise)	D/	П	П	
3.	Caves, mineshafts, tunnels, fissures or open or abandoned wells		1	H	
4.	Erosion, sliding, soil settlement/expansion, fill or earth movement			H	
5.	Communication, power, or utility lines.		H	1	,
6.	Pipelines (natural gas, petroleum, other)			0	
7.	Landfill operations or junk storage			H	
	Previous Current Planned Legal Illegal	Ш		Ш	
8.	Drainage, grade issues, flooding, or conditions conducive to flooding	П	17	П	
9.	Gravesites, pet cemeteries, or animal burial pits		1	H	
10.	Rivers, lakes, ponds, creeks, streams, dams, or springs	H	7	Н	
11.	Well(s)		1	H	
	Potable Non-potable Water Quality Test? yes no				
	depth; shared (y/n); year installed; gal/min		,		
12.	Septic System(s)		N		
	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 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:				

Page 1 of 4



North Carolina Association of REALTORS®, Inc.



STANDARD FORM 142 Adopted 7/2024 © 7/2024

Fax:

				No	NR
	13.	Commercial or industrial noxious fumes, odors, noises, etc. on or near Property		12/	П
		If yes, please describe:	Ц		Ц
B.		Legal/Land Use Aspects			
					Carrel .
	1.	Current or past title insurance policy or title search	4	Ц	
	2.	Copy of deed(s) for property	M	H.	
	3.	Government administered programs or allotments		4	
	4.	Rollback or other tax deferral recaptures upon sale		4	Ц
	5.	Litigation or estate proceeding affecting ownership or boundaries		Y	
		Notices from governmental or quasi-governmental authorities related to the property		M,	
	7.	Private use restrictions or conditions, protective covenants, or HOA	Ш	4	Ш
	0	If yes, please describe: Recent work by persons entitled to file lien claims			
	8.			M	
		If yes, have all such persons been paid in full			
	0	If not paid in full, provide lien agent name and project number:			
	9.	Jurisdictional government land use authority:			
	10	County: City:			
		Current zoning:			
		Fees or leases for use of any system or item on property	4		
	12.	hurricane, nuclear facility, hazardous chemical facility, hazardous waste facility)			
	12	Access (legal and physical) other than by direct frontage on a public road			Ш
	13.	Access via easement		12	
		Access via private road	H	-	H
		If yes, is there a private road maintenance agreement? yes no			Ш
	14	Solar panel(s), windmill(s), cell tower(s)	П	5/	
	1-1.	If yes, please describe:	Ш		
		11 you, proude describe.			
C.		Survey/Boundary Aspects			
	1.	Current or past survey/plat or topographic drawing available	12/	П	
	2.	Approximate acreage: 4.9		Ш	
	3.	Wooded Acreage ; Cleared Acreage			
		Encroachments	П	R	П
	5.	Public or private use paths or roadways rights of way/easement(s)		1	H
		Financial or maintenance obligations related to same	H	H	H
	6.	Communication, power, or other utility rights of way/easements	H	H	H
		Railroad or other transportation rights of way/easements	H	1	H
		Conservation easement	H	7	H
		Property Setbacks		П	7
		If yes, describe:			
	10.	Riparian Buffers (i.e., stream buffers, conservation districts, etc.)	П	P.	П
	11.	Septic Easements and Repair Fields		7	
	12.	Any Proposed Easements Affecting Property		7.	
		Beach Access Easement, Boat Access Easement, Docking Permitted		7	П
		If yes, please describe:		-	

D.		Agricultural, Timber, Mineral Aspects			
			Yes	No	NR
	1	Agricultural Status (e.g., forestry deferral)		EV	П
		Licenses, leases, allotments, or usage permits (crops, hunting, water, timber, etc.)		H	H
	600	If yes, describe in detail:			LJ .
	2	Forfeiture, severance, or transfer of rights (mineral, oil, gas, timber, development, etc.)	П	\Box	
	٥.		, ப		
	1	If yes, describe in detail:			
		Farming on Property: owner or tenant		Υ,	
		Presence of vegetative disease or insect infestation		4	H
	6.	Timber cruises or other timber related reports.		1	
	7.	Timber harvest within past 25 years		M	
		If yes, monitored by Registered Forester?			
		If replanted, what species:			Ш
		Years planted: Harvest impact (other than timber)	_	_/	
	8.			V	
		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		V	
		If yes, describe in detail:			
	3.	Abandoned or junk motor vehicles or equipment of any kind	П	V	П
	4.	Past illegal uses of property (e.g., methamphetamine manufacture or use)	torgine	D	П
	5.	Federal or State listed or protected species present.		17	Н
		If yes, describe plants and/or animals:			
	6.	Government sponsored clean-up of the property	П	D	П
	7.	Groundwater, surface water, or well water contamination \(\sum \) Current \(\sup \) Previous	H	1	H
	8.	Previous commercial or industrial uses	7	-	-
	9.	Wetlands, streams, or other water features	lorganos (1	H
	Permits or certifications related to Wetlands				H
		Conservation/stream restoration.	H	1	H
	10.	Coastal concern (tidal waters, unbuildable land, flood zone, CAMA, Army Corp., etc.)	H	1	H
		If yes, describe in detail:			
	11.	The use or presence on the property, either stored or buried, above or below ground, of	ç.		
		i. Asbestos, Benzene, Methane, Pesticides, Radioactive Material	П	M	
		If yes, describe in detail:	Ш		Ш
		ii. Other fuel/chemical.		N	П
		iii. Paint Lead based paint Other paint/solvents	-	1	H
		iv. Agricultural chemical storage	H	13	H
		2.0. 2.28.3.3.3.3.3.3.3.3.3.3.3.3.3.3.3.3.3.3			Ц
F.		<u>Utilities</u>			
		Check all currently available on the Property and indicate the provider.			
	-				
	V	Water (describe): Cty of Monroe Sewer (describe): Cty of Monroe			
	V	Sewer (describe): City of Monroe Gas (describe):			
		Gas (describe):			
	4	Electricity (describe): Union County			
		Cable (describe):			

Page 3 of 4

	Fiber Optic (describe) Telephone (describe): Private well (describe) Shared private well or Hauled water (describe) Other (describe):	c community well (describe): _ be):				
Instr		xplanation Sheet for Vacar item in the first column (e.g., "		Statement ner explanation in the second column.		
		Attach additional	sheets as necessary			
LEG	NORTH CAROLINA A AL VALIDITY OR AD USIGN IT.	ASSOCIATION OF REALTO EQUACY OF THIS FORM.	PRS®, INC., MAKES I CONSULT A NORTH	NO REPRESENTATION AS TO THE H CAROLINA ATTORNEY BEFORE		
	Buyer:	Date:	Seller:	Date:		
	Buyer:	Date:	Seller:	Date:		
	Entity Buyer:		Entity Seller:			
	(Name of LLC/Corpora	ation/Partnership/Trust/Etc.)	(Name of LLC/Corporation/Partnership/Trust/Etc.)			
	Ву:		Ву:			
	Name:		Name:			
	Title:		Title:			
	Date:		Date:			

Page 4 of 4

STANDARD FORM 142 Adopted 7/2024 © 7/2024