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: 4512 Tobacco Road, Orrum, NC 28369	
Buyer:	
Seller: James L. Walters, Jr.	

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	X		
		If yes, please describe:		5	
	2.	Current or past soil evaluation test (agricultural, septic, or otherwise)		X	
	3.	Caves, mineshafts, tunnels, fissures or open or abandoned wells		X	
	4.	Erosion, sliding, soil settlement/expansion, fill or earth movement		X	Ц
	5.	5. Communication, power, or utility lines			
	6.	Pipelines (natural gas, petroleum, other)	Ц	K	
	7.	Landfill operations or junk storage		X	
		Previous Current Planned Legal Illegal	_	•	
		Drainage, grade issues, flooding, or conditions conducive to flooding		X	
		Gravesites, pet cemeteries, or animal burial pits		X	
	10.	Rivers, lakes, ponds, creeks, streams, dams, or springs	X		
	11. Well(s)				
		Potable Non-potable Water Quality Test? yes X no			
		depth; shared (y/n); year installed; gal/min Septic System(s)		_	
	12.	Septic System(s)	X		
		If yes: Number of bedrooms on permit(s)	۲.		
		Permit(s) available? $ yes X no NR$			
		Lift station(s)/Grinder(s) on Property? 🔲 yes 🕅 no 🗌 NR			
		Septic Onsite? X yes no Details:			
		Tank capacity NR			
		Repairs made (describe):			
		Tank(s) last cleaned:			
		If no: Permit(s) in process? \Box yes χ no \Box NR			
		Soil Evaluation Complete? 🔲 yes 🗌 no 🔀 NR			
		Other Septic Details:			
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Rock Creek Land Company, LLC, 604 George II Highway Winnabow NC 28479 Phone: 9106174326 Fax: Marty Lanier Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com Walters 53 Acres

			Yes	No	NR
	13.	Commercial or industrial noxious fumes, odors, noises, etc. on or near Property	\square	K	
		If yes, please describe:	Li	21.51	
B.		Legal/Land Use Aspects			
	1.	Current or past title insurance policy or title search	X		
	2.	Copy of deed(s) for property	钗		H
	3.	Government administered programs or allotments	H	X	
	4.	Rollback or other tax deferral recaptures upon sale		হি	
	5.	Litigation or estate proceeding affecting ownership or boundaries		X	
	6.	Notices from governmental or quasi-governmental authorities related to the property		R	
	7.	Private use restrictions or conditions, protective covenants, or HOA		X	
			la conserva		
	8.	If yes, please describe:		K.	
		If yes, have all such persons been paid in full	Π	R	
		If not paid in full, provide lien agent name and project number:			
	9.	Jurisdictional government land use authority: County: <u>NODE 50</u> City: <u>Lunberton</u>			
		County: Nobeson City: Lunberton			
	10.	Current zoning:			
	11.	Fees or leases for use of any system or item on property		R	
	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	Å	Å	
		Access via private road	X		
		If yes, is there a private road maintenance agreement? 🔲 yes 🔀 no	,	1 -21	
	14.	Solar panel(s), windmill(s), cell tower(s)		K	
		If yes, please describe:			
C.		Survey/Boundary Aspects			
	1.	Current or past survey/plat or topographic drawing available	X		
	2.	Approximate acreage: 53,39	17		
	3.	Wooded Acreage; Cleared Acreage			
	4.	Encroachments		K	
	5.	Public or private use paths or roadways rights of way/easement(s)		X	
		Financial or maintenance obligations related to same		K	
	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		×.	
		If yes, describe:		1 57	
		Riparian Buffers (i.e., stream buffers, conservation districts, etc.)		-K	
		Septic Easements and Repair Fields		Ķ	
	12.	Any Proposed Easements Affecting Property	Ц	述	
	13.	Beach Access Easement, Boat Access Easement, Docking Permitted		X.	

If yes, please describe:

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Walters 53 Acres

D. Agricultural, Timber, Mineral Aspects

		Yes	No	NR
1.	Agricultural Status (e.g., forestry deferral)	Π	<u>ال</u>	
	Licenses, leases, allotments, or usage permits (crops, hunting, water, timber, etc.)		X	-
<i></i>	If yes, describe in detail:		L.A.	i
3	Forfeiture, severance, or transfer of rights (mineral, oil, gas, timber, development, etc.		R	
5.	If yes, describe in detail:		2 S L	ليسيا
4.	Farming on Property: X owner or tenant	\overline{X}		
5.	Presence of vegetative disease or insect infestation	74	77	H
6.	Timber cruises or other timber related reports		HXXXX	
7.	Timber harvest within past 25 years		$\overline{\mathbf{X}}$	
	If yes, monitored by Registered Forester?		R	
	If replanted, what species:	h	X	Π
	Years planted:		-	1
8.	Harvest impact (other than timber)		R	
	If yes, describe in detail:			
	Environmental Aspects			
1.	Current or past Phase I, Phase II or Phase III Environmental Site Assessment(s)		X	
2.	Underground or above ground storage tanks		R	
	If yes, describe in detail:		_	
3.	Abandoned or junk motor vehicles or equipment of any kind		R	
4.	Past illegal uses of property (e.g., methamphetamine manufacture or use)		K	
5.	Federal or State listed or protected species present		X	
	If yes, describe plants and/or animals:	·	_	
6.	Government sponsored clean-up of the property		X	_
7.	Groundwater, surface water, or well water contamination U Current Previous		X	
8.	Previous commercial or industrial uses		X	
9.	Wetlands, streams, or other water features	X.	L.	
	Permits or certifications related to Wetlands		XIXIX	Ц
	Conservation/stream restoration		X	
10.	Coastal concern (tidal waters, unbuildable land, flood zone, CAMA, Army Corp., etc.)		ζ.	
	If yes, describe in detail:			
11.	The use or presence on the property, either stored or buried, above or below ground, o	f:	671	
	i. Asbestos, Benzene, Methane, Pesticides, Radioactive Material		K	
	If yes, describe in detail:	[]	57	r 1
	ii. Other fuel/chemical	 	K	Н
	iii. Paint Lead based paint Other paint/solvents		1	
	iv. Agricultural chemical storage		K)	

F. <u>Utilities</u>

E.

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

X	Water (describe): Robeson Comty
\Box	Sewer (describe):
	Gas (describe):
X	Electricity (describe): Lumber Electric
R	Electricity (describe): <u>Lumber Electric</u> Cable (describe): <u>ATT</u>

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X	High Speed Internet (describe):
X	Fiber Optic (describe): Focus
X	Telephone (describe):
\mathbf{X}	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.
1	
I .	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.

SIGN II.	N 1 A
Buyer: Date:	Seller: Walters, Jr. Date: 8-3/-24
Buyer: Date:	Seller: Date:
Entity Buyer:	Entity Seller:
(Name of LLC/Corporation/Partnership/Trust/Etc.)	(Name of LLC/Corporation/Partnership/Trust/Etc.)
By:	Ву:
Name:	Name:
Title:	Title:
Date:	Date:

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