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.				
Propert	ty: 1647 Alex Cockman Road , Pittsboro, NC 27312			
Buyer:				
Seller:	Carlene Spiller			
docume made l provide	understands and agrees that this Disclosure Statement is not a substitute for profession ent does not relieve Buyer of their duty to conduct thorough Due Diligence on the Poy Seller in this Disclosure Statement are true to the best of Seller's knowledge, and by Seller are true copies, to the best of Seller's knowledge. Buyer is strongly advanced and any documents substantiated during the Due Diligence Period.	roperty. And copies	Any repre	esentations documents
docume associa or info	er checks "yes" for any question below, Seller is affirming actual knowledge of entation or information related to the Property; or (2) a problem, issue, characterist ted with the Property. If Seller checks "no" for any question below, Seller is stating the rmation related to the question. If Seller checks "NR," meaning no representation, Seller they have knowledge or information related to the question.	ic, or fear	ture existo actual k	ting on or cnowledge
A.	Physical Aspects	Yes	No	NR
1.	Non-dwelling structures on the Property		X	
	If yes, please describe:	_		_
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	
5.	Communication, power, or utility lines	X		
6.	Pipelines (natural gas, petroleum, other)		X	
7.	Landfill operations or junk storage		X	
	Previous Current Planned Legal Illegal			
8.	Drainage, grade issues, flooding, or conditions conducive to flooding		X	
9.	Gravesites, pet cemeteries, or animal burial pits		X	
	Rivers, lakes, ponds, creeks, streams, dams, or springs	X		
11.	Well(s)		X	
	Potable Non-potable Water Quality Test? yes no			
	depth; shared (y/n); year installed; gal/min		[N 27]	
12.	Septic System(s)		X	
	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: Dermit issued 805 25 - 4 bedra	2011		
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	1 agc 1 01 4	STAN	DARD F	ORM 142
R	This form approved by: NC REALTORS®			sed 7/2025 © 7/2025

Seller Initials

Buyer Initials

Fax: (919)545-9406

Diane Bonvissuto

			Yes	No	NR
	12	Communication in directorial manifesta formers and the maintain and a survey Director		X	
	15.	Commercial or industrial noxious fumes, odors, noises, etc. on or near Property If yes, please describe:			
		11 yes, piease describe.			
В.		Legal/Land Use Aspects			
	1.	Current or past title insurance policy or title search	X		
	2.	Copy of deed(s) for property	X		H
	3.	Government administered programs or allotments		X	H
	4.	Rollback or other tax deferral recaptures upon sale		X	H
	5.	Litigation or estate proceeding affecting ownership or boundaries		X	Н
	6.	Notices from governmental or quasi-governmental authorities related to the property		X	Н
	7.	Private use restrictions or conditions, protective covenants, or HOA		X	Ħ
		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		П	П
		If not paid in full, provide lien agent name and project number:			
	9.	Jurisdictional government land use authority:			
		County: Chatham County City: Pittsboro			
		Current zoning: R-1			
		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		(NCZC)	
	14.	Solar panel(s), windmill(s), cell tower(s)		X	
		If yes, please describe:			
C.		Survey/Boundary Aspects			
			V		
	1.		X		
	2.	Approximate acreage: 15.25			
		Wooded Acreage 15.25; Cleared Acreage		Y	
	4.	Encroachments Public or private use paths or roadways rights of way/easement(s)		Y	H
	٥.			Y	\vdash
	6	Financial or maintenance obligations related to same	X		H
	6. 7.	Railroad or other transportation rights of way/easements		X	H
	8.	Conservation easement	\vdash	X	H
	75.00	Property Setbacks	H	X	H
		\$0. ^ I H			
	10	Riparian Buffers (i.e., stream buffers, conservation districts, etc.)		X	
		Septic Easements and Repair Fields	H	X	H
		Any Proposed Easements Affecting Property	H	X	H
		Beach Access Easement, Boat Access Easement, Docking Permitted	H	X	H
	,	If yes, please describe:			

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Seller Initials

D.		Agricultural, Timber, Mineral Aspects	As a distance of		
		<u> </u>	Yes	No	NR
	1.	Agricultural Status (e.g., forestry deferral)	X		
		Agricultural Status (e.g., forestry deferral)		X	
	۷.	If yes, describe in detail:			
	3.	Forfeiture, severance, or transfer of rights (mineral, oil, gas, timber, development, etc.)		X	
	٥.	If yes, describe in detail:			
	4.	Farming on Property: owner or tenant		X	
	5 .	Presence of vegetative disease or insect infestation		X	
	6.	Timber cruises or other timber related reports	\vdash	X	\vdash
	7.	Timber cruises of other timber related reports		X	
	7.	If yes, monitored by Registered Forester?			
				H	
		If replanted, what species:Years planted:			
	Q	Years planted: Harvest impact (other than timber)		X	
	0.				
		If yes, describe in detail:			
E.		Environmental Aspects			
		•		00020	
	1.	Current or past Phase I, Phase II or Phase III Environmental Site Assessment(s)		X	Ц
	2.	Underground or above ground storage tanks		X	
		If yes, describe in detail:		(3520)	
		Abandoned or junk motor vehicles or equipment of any kind		X	
		Past illegal uses of property (e.g., methamphetamine manufacture or use)		X	
	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	Ц
	7.	Groundwater, surface water, or well water contamination Current Previous		X	Ц
	8.	Previous commercial or industrial uses	V		
	9.	Wetlands, streams, or other water features	^	V	Ц
		Permits or certifications related to Wetlands		X	
	10	Conservation/stream restoration	H	~	
	10.	Coastal concern (tidal waters, unbuildable land, flood zone, CAMA, Army Corp., etc.)		^	
	1.1	If yes, describe in detail: The use or presence on the property, either stored or buried, above or below ground, or			
	11.	i. Asbestos, Benzene, Methane, Pesticides, Radioactive Material		X	
		If yes, describe in detail: ii. Other fuel/chemical		X	
		iii. Paint Lead based paint Other paint/solvents		X	H
		iv. Agricultural chemical storage	\vdash	X	\vdash
		1v. Agricultural chemical storage			
F.		<u>Utilities</u>			
		Check all currently available on the Property and indicate the provider.			
		Water (describe):			
		Sewer (describe):			
		das (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):				
A STATE OF	Explanation Sheet for Vacan			
Instruction	s: Identify a line item in the first column (e.g., "I	E/8") and provide further explanation in the second column.		
Section	A44113 ¹ 4 ¹ 1			
	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.				
Buy	er: Date:	Seller: Date:Date:		
Buy	er: Date:	Selectron when some: 8-5-25		
Entity Buyer:		Entity Seller:		
(Name of LLC/Corporation/Partnership/Trust/Etc.)		(Name of LLC/Corporation/Partnership/Trust/Etc.)		
Ву:		Ву:		
Name:		Name:		
Title	::	Title:		
Date:		Date:		

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