

# 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: Townsville Rd., Bullock, NC  
 Buyer: \_\_\_\_\_  
 Seller: Steve Duque Smith and Cara Elisabeth Smith

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 ..... ☒ Shipping Container, Travel Trailer
- If yes, please describe: Shipping Container, Travel Trailer
2. Current or past soil evaluation test (agricultural, septic, or otherwise) ..... ☒
3. Caves, mineshafts, tunnels, fissures or open or abandoned wells ..... ☒
4. Erosion, sliding, soil settlement/expansion, fill or earth movement ..... ☒
5. Communication, power, or utility lines ..... ☒ at Street
6. Pipelines (natural gas, petroleum, other) ..... ☒
7. Landfill operations or junk storage ..... ☒
- ☐ Previous ☐ Current ☐ Planned ☐ Legal ☐ Illegal
8. Drainage, grade issues, flooding, or conditions conducive to flooding ..... ☒
9. Gravesites, pet cemeteries, or animal burial pits ..... ☒
10. Rivers, lakes, ponds, creeks, streams, dams, or springs ..... ☒
11. Well(s) ..... ☒
- ☐ Potable ☐ Non-potable Water Quality Test? ☐ yes ☐ no  
 depth \_\_\_\_\_; shared (y/n) \_\_\_\_\_; year installed \_\_\_\_\_; gal/min \_\_\_\_\_
12. Septic System(s) ..... ☒
- 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 ☐ no ☐ 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: \_\_\_\_\_



- |  | Yes                      | No                       | NR                                  |
|--|--------------------------|--------------------------|-------------------------------------|
| 13. Commercial or industrial noxious fumes, odors, noises, etc. on or near Property..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If yes, please describe: _____   |                          |                          |                                     |

## B. Legal/Land Use Aspects

- |  |                                     |                                     |                                     |
|--|-------------------------------------|-------------------------------------|-------------------------------------|
| 1. Current or past title insurance policy or title search.....   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 2. Copy of deed(s) for property.....   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 3. Government administered programs or allotments.....   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 4. Rollback or other tax deferral recaptures upon sale.....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 5. Litigation or estate proceeding affecting ownership or boundaries.....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 6. Notices from governmental or quasi-governmental authorities related to the property...  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 7. Private use restrictions or conditions, protective covenants, or HOA.....   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| If yes, please describe: _____   |                                     |                                     |                                     |
| 8. Recent work by persons entitled to file lien claims.....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 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 .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 12. Location within a government designated disaster evacuation zone (e.g., hurricane, nuclear facility, hazardous chemical facility, hazardous waste facility)..... | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 13. Access (legal and physical) other than by direct frontage on a public road   |                                     |                                     |                                     |
| Access via easement.....   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Access via private road .....  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| If yes, is there a private road maintenance agreement? <input type="checkbox"/> yes <input type="checkbox"/> no  |                                     |                                     |                                     |
| 14. Solar panel(s), windmill(s), cell tower(s).....  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| If yes, please describe: <u>Renogy Panels, Renogy Batteries</u>  |                                     |                                     |                                     |

## C. Survey/Boundary Aspects

- |  |                                     |                                     |                                     |
|--|-------------------------------------|-------------------------------------|-------------------------------------|
| 1. Current or past survey/plat or topographic drawing available.....               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 2. Approximate acreage: <u>18.8</u>  |                                     |                                     |                                     |
| 3. Wooded Acreage <u>18.3</u> ; Cleared Acreage <u>.5</u>                          |                                     |                                     |                                     |
| 4. Encroachments.....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 5. Public or private use paths or roadways rights of way/easement(s).....          | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Financial or maintenance obligations related to same .....                         | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 6. Communication, power, or other utility rights of way/easements <u>At Street</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 7. Railroad or other transportation rights of way/easements.....                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 8. Conservation easement .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 9. Property Setbacks.....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| If yes, describe: _____  |                                     |                                     |                                     |
| 10. Riparian Buffers (i.e., stream buffers, conservation districts, etc.).....     | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 11. Septic Easements and Repair Fields .....                                       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 12. Any Proposed Easements Affecting Property.....                                 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 13. Beach Access Easement, Boat Access Easement, Docking Permitted.....            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| If yes, please describe: _____   |                                     |                                     |                                     |

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

	Yes	No	NR
1. Agricultural Status (e.g., forestry deferral) .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Licenses, leases, allotments, or usage permits (crops, hunting, water, timber, etc.).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, describe in detail: .....			
3. Forfeiture, severance, or transfer of rights (mineral, oil, gas, timber, development, etc.).....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, describe in detail: <u>Timber will not be sold</u>			
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 type="checkbox"/>	<input checked="" type="checkbox"/>
6. Timber cruises or other timber related reports.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: .....			
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 type="checkbox"/>	<input checked="" type="checkbox"/>
2. Underground or above ground storage tanks .....	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
4. Past illegal uses of property (e.g., methamphetamine manufacture or use).....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Federal or State listed or protected species present.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, describe plants and/or animals: .....			
6. Government sponsored clean-up of the property .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Groundwater, surface water, or well water contamination <input type="checkbox"/> Current <input type="checkbox"/> Previous..	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Previous commercial or industrial uses.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Wetlands, streams, or other water features .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Permits or certifications related to Wetlands .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Conservation/stream restoration.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Coastal concern (tidal waters, unbuildable land, flood zone, CAMA, Army Corp., etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, describe in detail: .....			
ii. Other fuel/chemical.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Paint <input type="checkbox"/> Lead based paint <input type="checkbox"/> Other paint/solvents .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Agricultural chemical storage .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**F. Utilities**

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

<input type="checkbox"/> Water (describe): .....	
<input type="checkbox"/> Sewer (describe): .....	
<input type="checkbox"/> Gas (describe): .....	
<input type="checkbox"/> Electricity (describe): .....	
<input type="checkbox"/> 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.

[illegible]

**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: B2 Date: 7/9/24

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

Seller: Cara Smith Date: 7/9/24

Entity Buyer:

Entity Seller:

(Name of LLC/Corporation/Partnership/Trust/Etc.)

(Name of LLC/Corporation/Partnership/Trust/Etc.)

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

**Title:** \_\_\_\_\_

**Title:** \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_