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: Off Durwood Evans Rd, Beulaville, NC 28518	
Buyer:	
Seller: Anthony A. Saffo	

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.

۸.		Physical Aspects	Yes	No	NR
	1.	Non-dwelling structures on the Property			
	2.	Current or past soil evaluation test (agricultural, septic, or otherwise)			
	3.	Caves, mineshafts, tunnels, fissures or open or abandoned wells			
	4.				
	5.	Communication, power, or utility lines		1	
	6.	Pipelines (natural gas, petroleum, other)		-	annoone.
	7.	Landfill operations or junk storage			
		Previous Current Planned Legal Illegal	_		
	8.	Drainage, grade issues, flooding, or conditions conducive to flooding	L		
	9.	Gravesites, pet cemeteries, or animal burial pits			
		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 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:			

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STANDARD FORM 142 Adopted 7/2024 © 7/2024

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			Yes	No	NR
	12	Commercial or industrial noxious fumes, odors, noises, etc. on or near Property			
				LJ	
		If yes, please describe:			
В.		Legal/Land Use Aspects			
17,		Ingui, Luna Coo i to proces	,		
	1.	Current or past title insurance policy or title search	2		
	2.	Copy of deed(s) for property			
	3.	Government administered programs or allotments			
	4.	Rollback or other tax deferral recaptures upon sale			
	5.	Litigation or estate proceeding affecting ownership or boundaries		7	
	6.	Notices from governmental or quasi-governmental authorities related to the property			
	7.	Private use restrictions or conditions, protective covenants, or HOA			
	8.	If yes, please describe:		-	
	٠.	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:			
	٠.	County: Duplio City:			
	10	Current zoning: Agocuttura			,·
	11	Fees or leases for use of any system or item on property		1	
		Location within a government designated disaster evacuation zone (e.g.,			
	12.	hurricane, nuclear facility, hazardous chemical facility, hazardous waste facility)		1	
	13.	Access (legal and physical) other than by direct frontage on a public road			***************************************
		Access via easement.	4		
		Access via private road			
		If yes, is there a private road maintenance agreement? yes no	-		
	14.	Solar panel(s), windmill(s), cell tower(s)		P	
		If yes, please describe:			
C.		Survey/Boundary Aspects			
			_ ,		
	1.	Current or past survey/plat or topographic drawing available			
	2.	Approximate acreage: 3			
	3.	Wooded Acreage ; Cleared Acreage 1	_		
	4.	Encroachments			
	5.	Public or private use paths or roadways rights of way/easement(s)			
		Financial or maintenance obligations related to same		-	
	6.	Communication, power, or other utility rights of way/easements		Ш.	-
	7.	Railroad or other transportation rights of way/easements		-	
	8.	Conservation easement			
	9.	Property Setbacks			
		If yes, describe:		_	
	10	If yes, describe: Riparian Buffers (i.e., stream buffers, conservation districts, etc.)			
	11	. Septic Easements and Repair Fields			
		. Any Proposed Easements Affecting Property			
	13	. Beach Access Easement, Boat Access Easement, Docking Permitted			-
		If yes, please describe:			

D.		Agricultural, Timber, Mineral Aspects		
			Yes	No NR
	,	Agricultural Status (e.g., forestry deferral)		
	1.	Licenses, leases, allotments, or usage permits (crops, hunting, water, timber, etc.)		
	۷.			
	_	If yes, describe in detail: Forfeiture, severance, or transfer of rights (mineral, oil, gas, timber, development, etc.	\ \ \	
	3.) [
		If yes, describe in detail: Farming on Property: owner or tenant	_	
	5.	Presence of vegetative disease or insect infestation		
	6.	Timber cruises or other timber related reports.		
	7.	Timber harvest within past 25 years		
		If yes, monitored by Registered Forester?		
		If replanted, what species:		
		Years planted:		_/_
	8.	Harvest impact (other than timber)		
		If yes, describe in detail:		
E.		Environmental Aspects		
			processing	
	1.	Current or past Phase I, Phase II or Phase III Environmental Site Assessment(s)		
	2.	Underground or above ground storage tanks		
		If yes, describe in detail:		/_
	3.	Abandoned or junk motor vehicles or equipment of any kind		
	4.	Past illegal uses of property (e.g., methamphetamine manufacture or use)		
	5.	Federal or State listed or protected species present		
		If yes, describe plants and/or animals:	_	···
	6.	Government sponsored clean-up of the property		
	7.	Groundwater, surface water, or well water contamination Current Previous		
	8.	Previous commercial or industrial uses.		
	9.	Wetlands, streams, or other water features		
	٠,	Permits or certifications related to Wetlands		
		Conservation/stream restoration.		
	10	. Coastal concern (tidal waters, unbuildable land, flood zone, CAMA, Army Corp., etc.)		
		If yes, describe in detail: River frontage - Flood 2000	ت	
	11	The use or presence on the property, either stored or buried, above or below ground,	of:	,
	• •	i. Asbestos, Benzene, Methane, Pesticides, Radioactive Material		
		If yes, describe in detail:		
		ii. Other fuel/chemical		
		iii. Paint Lead based paint Other paint/solvents	- Lancent	
		iv. Agricultural chemical storage		
		14. Tigileatara enemica storage		
F.		<u>Utilities</u>		
1.		<u>Centres</u>		
		Check all currently available on the Property and indicate the provider.		
		Water (describe):		
	-	Sewer (describe):		
		Gas (describe):		
		Gas (describe):		
	-	Electricity (describe):		

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High Speed Internet (describe):	
Fibel Optic (describe):	
Telephone (describe).	
Shared private well or community we	ell (describe):
Hauled water (describe):	on (describe).
Other (describe):	
	eet 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.
Attac	ch additional sheets as necessary
	and the state of t
THE NORTH CAROLINA ASSOCIATION	OF REALTORS®, INC., MAKES NO REPRESENTATION AS TO THE
LEGAL VALIDITY OR ADEQUACY OF T	THIS FORM. CONSULT A NORTH CAROLINA ATTORNEY BEFORE
YOU SIGN IT.	
Buyer: Date:	Seller: <u>a. a. Saffo</u> Date: <u>12/22/2024</u> Anthony A. Saffo
	Anthony A. Saffo
Buyer: Date:	Date:
Entity Buyer:	Entity Seller:
(Name of LLC/Corporation/Partnership/I	Trust/Etc.) (Name of LLC/Corporation/Partnership/Trust/Etc.)
Ву:	By:
Name:	Name:
Title:	Title:
Date:	Date

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