

Purchaser has a 30-day due diligence period for

- 1.) Survey – Purchaser may be released from contract and deposit returned, should the results from licensed surveyor fail to meet the following standards. A.) Boundary matches that of Tax Map and Surveys provided by seller and public record, and B.) Acreage is at least 1 Acre for Lot 2 which fronts on Baskins Creek Road and Cherokee Orchard Road, and at least .1 Acre for Lot 1 which fronts on Baskins Creek Road. There are surveys for $\pm .11$ Acres owned by Mary Alice Cox and $\pm .14$ Acres owned by Bill Cox. The larger tract owned by Bill Cox that fronts on both Baskin's Creek Road and Cherokee Orchard Road does not have a completed survey.
- 2.) Environmental – Phase I study to determine if there are any environmental threats or hazards on property. Seller is not aware of any. Purchaser may be released from contract should results from Phase I environmental indicate that environmental hazards or threats are on the property.
- 3.) Flood Zone – Purchaser may review flood zone restrictions. According to seller, city has determined that for any new construction sleeping quarters won't be allowed on ground level. Purchaser may be released from contract if those restrictions due to flood zone, are any more restrictive than no sleeping quarters on main level.