VACANT LAND DISCLOSURE STATEMENT

Note: Use this form to fulfill Selier's required disclosures in the Offer to Purchase and Contract - Vacant Lot/Land Form 12-T.

Property: 6281 Nc Highway 32 N, Roper, NC 27970	
Buyer:	
Seller: Elizabeth H Foster	

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	
2. 3. 4. 5. 6.	If yes, please describe: Current or past soil evaluation test (agricultural, septic, or otherwise)		X X X X	
8. 9. 10	Previous Current Planned Legal Illegal Drainage, grade issues, flooding, or conditions conducive to flooding		X X X	
12	depth; shared (y/n); year installed; gal/min Septic System(s)	_	X	

Page 1 of 4



North Carolina Association of REALTORS®, Inc.



STANDARD FORM 142 Adopted 7/2024 © 7/2024

Elizabeth H.

			Yes	No	NR
	13.	Commercial or industrial noxious fumes, odors, noises, etc. on or near Property		X	
		If yes, please describe:			
В.		Legal/Land Use Aspects			
	1.	Current or past title insurance policy or title search	X		
		Copy of deed(s) for property	X		
	3.	Government administered programs or allotments		X	
	4.	Rollback or other tax deferral recaptures upon sale	X		
	5.	Litigation or estate proceeding affecting ownership or boundaries		X X X	
		Notices from governmental or quasi-governmental authorities related to the property		X	
	7.	Private use restrictions or conditions, protective covenants, or HOA		X	
		If yes, please describe:			
	8.	If yes, please describe: Recent work by persons entitled to file lien claims		X	
		If yes, have all such persons been paid in full		X	
		If not paid in full, provide lien agent name and project number:			
	9.	Jurisdictional government land use authority:			
		County: City:			
	10.	Current zoning:			
		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		1273	
		Access via easement		X	
		Access via private road		<u>[X]</u>	
		If yes, is there a private road maintenance agreement? yes no		57	Γ'''
	14.	Solar panel(s), windmill(s), cell tower(s)		X	<u></u>
		If yes, please describe:			
C.		Survey/Boundary Aspects			
	1.	Current or past survey/plat or topographic drawing available		X	
	2.	* · · · · · · · · · · · · · · · · · · ·		_	-
	3,	Wooded Acreage; Cleared Acreage 20.8			_
	4.	Encroachments		X	
	5.	Public or private use paths or roadways rights of way/easement(s)		X	
		Financial or maintenance obligations related to same		X	
	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 X X X	
	9,	Property Setbacks		X	
		If yes, describe:	·3	<u></u>	 1
		If yes, describe: Riparian Buffers (i.e., stream buffers, conservation districts, etc.)		X	
		. Septic Easements and Repair Fields		X X	
	12	. Any Proposed Easements Affecting Property		X	Ц
	13	. Beach Access Easement, Boat Access Easement, Docking Permitted		X	
		If yes, please describe:			

Page 2 of 4

D.	Agricultural, Timber, Mineral Aspects			
		Yes	No	NR
1	Agricultural Status (e.g., forestry deferral)	X		
	Licenses, leases, allotments, or usage permits (crops, hunting, water, timber, etc.)	X		Ħ
	If yes, describe in detail: crops			└
3	Forfeiture, severance, or transfer of rights (mineral, oil, gas, timber, development, etc.)		X	
,	If yes, describe in detail:	LI	L=)	
4		X		
5		Ħ	X	Ħ
6		П	X	
7	-		X	
,	If yes, monitored by Registered Forester?	H	X	
	If replanted, what species:	H	X X X	
	77 1 1		بحقا	
8			X	
·	If yes, describe in detail:	Ш	[* N	<u> </u>
	ii yos, dosoribo iii doddii			
E.	Environmental Aspects			
1	. Current or past Phase I, Phase II or Phase III Environmental Site Assessment(s)		X	П
	. Underground or above ground storage tanks		X	
	TO 5 11 1 1 1 1	L	1	
3	Abandoned or junk motor vehicles or equipment of any kind		X	
2		Ħ	X	П
	Federal or State listed or protected species present		X	
	If yes, describe plants and/or animals:		1	_
(6. Government sponsored clean-up of the property	· 🗍	X	
	Groundwater, surface water, or well water contamination Current Previous		X	П
	Revious commercial or industrial uses		X	
	Wetlands, streams, or other water features		X	
	Permits or certifications related to Wetlands		X X X X	
	Conservation/stream restoration	П	X	
	0. Coastal concern (tidal waters, unbuildable land, flood zone, CAMA, Army Corp., etc.)	П	$\overline{\mathbf{X}}$	
	If yes, describe in detail:	··············		,
	1. The use or presence on the property, either stored or buried, above or below ground, or	of:		
	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	
	iv. Agricultural chemical storage		X	
F.	<u>Utilities</u>			
	Check all currently available on the Property and indicate the provider.			
	Water (describe):			
	Water (describe):			
	Sewer (describe):			
	Gas (describe):			
	Electricity (describe): Cable (describe):			
	\tag{u} \tag			

Hi	gh Speed Internet (descr	ribe):		
Fit	per Optic (describe):			
16	reprione (describe):			
Pri	vate well (describe):			
∐ Sh	ared private well or con	nmunity well (describe): _		
Ha	uled water (describe):			
∐ Ot	her (describe):			
	Evnla	nation Sheet for Vacan	t Land Disclosure Statemen	†
Instructio	ns. Identify a line item	in the first column (e.g. "	E/8") and provide further explan	ation in the second colu
A-1	Powerlines at the ro		or) and provide farmer engine	
B-12	Hurricane zone			
	TATAL AND EDITO	***************************************		A minor a
	,—————————————————————————————————————			
			APAN A	
		MU		
	· · · · · · · · · · · · · · · · · · ·			
		A PRIMARY .		
			1100-7	
		Attach additional	sheets as necessary	
THE NOE LEGAL V YOU SIG	ALIDITY OR ADEQU	OCIÁTION OF REALTO JACY OF THIS FORM.	RS®, INC., MAKES NO REPF CONSULT A NORTH CAROI	ESENTATION AS TO INA ATTORNEY BE
73.	uyer:	Date:	Seller: Elizabeth H. Foster Elizabeth H Foster	Date: 03/17/2025
В				
	uyer:	Date:	Seller:	Date:
Ві	uyer:	Date:	Entity Seller:	
Bı Eı				
Br Er (h	ntity Buyer: Name of LLC/Corporation		Entity Seller:	artnership/Trust/Etc.)

Page 4 of 4

Date:

Date:

STANDARD FORM 142 Adopted 7/2024 © 7/2024