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	/: <u>TBD E</u>	Brock	town I	Rd,	Moravian	Falls,	NC	C 28654
Buyer:								
Seller:	Jennife	r Lynn	Leone	e, M:	ike James	Lane		

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.

.]	Physical Aspects	Yes	No	NR
	Non-dwelling structures on the Property		V	
	If yes, please describe: _n/a			
	Current or past soil evaluation test (agricultural, septic, or otherwise)		V	
	Caves, mineshafts, tunnels, fissures or open or abandoned wells		V	
4.	Erosion, sliding, soil settlement/expansion, fill or earth movement			
5. (Communication, power, or utility lines			
6 .]	Pipelines (natural gas, petroleum, other)		V	
7.	Landfill operations or junk storage		V	
I	☐ Previous ☐ Current ☐ Planned ☐ Legal ☐ Illegal			
8.]	Drainage, grade issues, flooding, or conditions conducive to flooding			
9. (Gravesites, pet cemeteries, or animal burial pits			
10. 1	Rivers, lakes, ponds, creeks, streams, dams, or springs			
	Well(s)			
I	☐ Potable ☐ Non-potable Water Quality Test? ☐ yes ☐ no			
(depth; shared (y/n); year installed; gal/min			
	Septic System(s)			
	If yes: Number of bedrooms on permit(s)			
	Permit(s) available? ☐ yes ☐ no ☐ NR			
	Lift station(s)/Grinder(s) on Property? \square yes \square no \square NR			
	Septic Onsite? ☐ yes ☐ no ☐ Details:			
	Tank capacity			
	Repairs made (describe):			
	Tank(s) last cleaned:			
I	f no: Permit(s) in process? \square yes \square no \square NR			
	Soil Evaluation Complete? ☐ yes ☐ no ☐ NR			
	Other Septic Details:			

Page 1 of 4



This form approved by: NC REALTORS®

Seller Initials / S MJL Buyer Initials ______

STANDARD FORM 142 Revised 7/2025 © 7/2025

		Yes	No	NR
1	3. Commercial or industrial noxious fumes, odors, noises, etc. on or near Property If yes, please describe:			
	Legal/Land Use Aspects			
1	Current or past title insurance policy or title search	🗖		
	2. Copy of deed(s) for property			
	3. Government administered programs or allotments			
	Rollback or other tax deferral recaptures upon sale			
	5. Litigation or estate proceeding affecting ownership or boundaries			
	6. Notices from governmental or quasi-governmental authorities related to the property.		~	
	7. Private use restrictions or conditions, protective covenants, or HOA	🗖		
8	3. Recent work by persons entitled to file lien claims	🗖		
	If yes, have all such persons been paid in full			
	If not paid in full, provide lien agent name and project number:			_
9	9. Jurisdictional government land use authority:			
	County: City:			
1	0. Current zoning:			
1	11. Fees or leases for use of any system or item on property	🗖		
1	2. Location within a government designated disaster evacuation zone (e.g.,		_	
	hurricane, nuclear facility, hazardous chemical facility, hazardous waste facility)	🗖	~	
1	3. Access (legal and physical) other than by direct frontage on a public road		_	
	Access via easement	🗖		
	Access via private road	🗖		
	If yes, is there a private road maintenance agreement? □ yes □ no			_
	14. Solar panel(s), windmill(s), cell tower(s)	🗖		
	If yes, please describe:	_		_
	Survey/Boundary Aspects			
	Current or past survey/plat or topographic drawing available	🗖		
2	2. Approximate acreage: 1 3. Wooded Acreage; Cleared Acreage			
	4. Encroachments	П		
	5. Public or private use paths or roadways rights of way/easement(s)			
2	Financial or maintenance obligations related to same			_
-				
_	5. Communication, power, or other utility rights of way/easements			
>	9. Property Setbacks	⊔		_
1	If yes, describe:		100 71	
	1. Septic Easements and Repair Fields			
	12. Any Proposed Easements Affecting Property 13. Beach Access Easement, Boat Access Easement, Docking Permitted			
1	If yes, please describe:			J

D.		Agricultural, Timber, Mineral Aspects	Yes	No	NR
	1	Agricultural Status (e.g., forestry deferral)	П		
		Licenses, leases, allotments, or usage permits (crops, hunting, water, timber, etc.)			
		If yes, describe in detail:	_		_
	3.	If yes, describe in detail:		V	
		If yes, describe in detail:		_	
	4.	If yes, describe in detail:			
	5.	Presence of vegetative disease or insect infestation		~	
	6.	Timber cruises or other timber related reports		~	
	7.	1 -			
		If yes, monitored by Registered Forester?			
		If replanted, what species:	. 🖵		V
	0	Years planted:			-
	8.	Harvest impact (other than timber)	. 🖵		
		If yes, describe in detail:			
Ε.		Environmental Aspects			
	1.	Current or past Phase I, Phase II or Phase III Environmental Site Assessment(s)			
		Underground or above ground storage tanks		~	
		If yes, describe in detail:			
		Abandoned or junk motor vehicles or equipment of any kind			
		Past illegal uses of property (e.g., methamphetamine manufacture or use)		~	
	5.	Federal or State listed or protected species present		V	
	_	If yes, describe plants and/or animals:			_
		Government sponsored clean-up of the property			
	7.	Groundwater, surface water, or well water contamination ☐ Current ☐ Previous Previous commercial or industrial uses			
		Wetlands, streams, or other water features			
	9.	Permits or certifications related to Wetlands			
		Conservation/stream restoration.			
	10	Coastal concern (tidal waters, unbuildable land, flood zone, CAMA, Army Corp., etc.)			
	10.	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		~	
		If yes, describe in detail:			
		ii. Other fuel/chemical			
		iii. Paint □ Lead based paint □ Other paint/solvents		~	
		iv. Agricultural chemical storage			
F.		<u>Utilities</u>			
		Check all currently available on the Property and indicate the provider.			
		check an earrently available on the Property and material the provider.			
		Water (describe): municipal water hookup is available			
		Sewer (describe):			
		Gas (describe):			
		Electricity (describe):			
		Cuole (deserroe).			

Page 3 of 4

Telephone (describe): Private well (describe): Shared private well or community well (describe): Hauled water (describe): Other (describe): Other (describe): Other (describe): Attach additional 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 colum Attach additional sheets as necessary Note That the first column (e.g., "E/8") and provide further explanation in the second colum Attach additional sheets as necessary Note That the first column (e.g., "E/8") and provide further explanation in the second colum Attach additional sheets as necessary Note That the first column (e.g., "E/8") and provide further explanation in the second colum Attach additional sheets as necessary Note That the first column (e.g., "E/8") and provide further explanation in the second column (e.g., "E/8") and provide further explanation in the second column (e.g., "E/8") and provide further explanation in the second column (e.g., "E/8") and provide further explanation in the second column (e.g., "E/8") and provide further explanation in the second column (e.g., "E/8") and provide further explanation in the second column (e.g., "E/8") and provide further explanation in the second column (e.g., "E/8") and provide further explanation in the second column (e.g., "E/8") and provide further explanation in the second column (e.g., "E/8") and provide further explanation in the second column (e.g., "E/8") and provide further explanation in the second column (e.g., "E/8") and provide further explanation in the second column (e.g., "E/8") and provide further explanation in the second column (e.g., "E/8") and provide further explanation in the second column (e.g., "E/8") and provide further explanation in the second column (e.g., "E/8") and provide further explanation in the second column (e.g., "E/8") and provide further explanation in the second column (e.g., "E/8") and provide further explanation in th	☐ High Speed Internet (describe): ☐ Fiber Optic (describe):			
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Entity Buyer: (Name of LLC, Corp., Trust, etc.) By: (Name & Title)	Buyer: (Name)	(Signature)	(Date)	
By: (Name & Title) (Signature) (Date) Seller: (Name) Jennifer Lynn Leone (Signature)	Buyer: (Name)	(Signature)	(Date)	
Seller: (Name) Jennifer Lynn Leone (Signature) Jennifer Lynn Leone (Date) 09/22/2025 Seller: (Name) Mike James Lane (Signature) Mike James Lane (Date) 09/22/2025 Entity Seller: (Name of LLC, Corp., Trust, etc.)	Entity Buyer: (Name of LLC, Corp., Trust, etc.	:.)		
Entity Seller: (Name of LLC, Corp., Trust, etc.)	By: (Name & Title)	(Signature)	(Date)	
Entity Seller: (Name of LLC, Corp., Trust, etc.)	Seller: (Name) Jennifer Lynn Leone	(Signature) <u>Jennifer Lynn Leone</u>	(Date) 09/22/2025	
	Seller: (Name) Mike James Lane	(Signature) Mike Jamen Lane	(Date) 09/22/2025	
By: (Name & Title) (Date) (Date)	Entity Seller: (Name of LLC, Corp., Trust, etc	.)		
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