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:	3 Acres, Harrison Lane, Gastonia, NC 28056	
Buyer:		
Seller: Dv	waine Dameron, Tamara Dameron	

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.	<u>P</u>	hysical Aspects	Yes	No	NR		
	14	on-dwelling structures on the Property		•			
	2. C	urrent or past soil evaluation test (agricultural, septic, or otherwise)					
	4. E	rosion, sliding, soil settlement/expansion, fill or earth movement					
	6. Pi	ipelines (natural gas, petroleum, other)andfill operations or junk storage					
		Previous Current Planned Legal Illegal rainage, grade issues, flooding, or conditions conducive to flooding		<u></u>			
	9. G	ravesites, pet cemeteries, or animal burial pitsivers, lakes, ponds, creeks, streams, dams, or springs		*	©		
	11. Well(s)						
	_ de دع در	Potable Non-potable Water Quality Test? yes no epth; shared (y/n); year installed; gal/min eptic System(s)			.780		
		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:					



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			Yes	No	NR
	12	Commercial or industrial noxious fumes, odors, noises, etc. on or near Property			
	13.	If yes, please describe:		39	
		If yes, please describe.			
В.		Legal/Land Use Aspects			
	1.	Current or past title insurance policy or title search			Ø
	2.	Copy of deed(s) for property			·
	3.	Government administered programs or allotments			
	4.	Rollback or other tax deferral recaptures upon sale		6	
	5.	Litigation or estate proceeding affecting ownership or boundaries		0	
	6.	Notices from governmental or quasi-governmental authorities related to the property			•
	7.	Private use restrictions or conditions, protective covenants, or HOA		(2)	
		If yes, please describe:		can.	
	8.	Recent work by persons entitled to file lien claims	Ш	4	
		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: 6 A5 16 P City: City:			
	10.	Current zoning:/		F.	
		Fees or leases for use of any system or item on property		0	
	12.	Location within a government designated disaster evacuation zone (e.g.,	Г		[28]
		hurricane, nuclear facility, hazardous chemical facility, hazardous waste facility)			8
	13.	Access (legal and physical) other than by direct frontage on a public road	(res)		
		Access via easement	8		\vdash
		Access via private road			
	1.4	If yes, is there a private road maintenance agreement? yes on o			
	14.	Solar panel(s), windmill(s), cell tower(s)		(B)	
		If yes, please describe:			
C.		Survey/Boundary Aspects .			
	1.	Current or past survey/plat or topographic drawing available			
	2.	Approximate acreage: 3/1 Acne			
	3.	Wooded Acreage ; Cleared Acreage	1_		
	4.	Encroachments		Ø	
	5.	Public or private use paths or roadways rights of way/easement(s)	Ø ~		
		Financial or maintenance obligations related to same		9	
	6.	Communication, power, or other utility rights of way/easements			
	7.	Railroad or other transportation rights of way/easements		Ø	
	8.	Conservation easement			<u></u>
	9.	Property Setbacks		469€	
		If yes, describe:			
		Riparian Buffers (i.e., stream buffers, conservation districts, etc.)		@	
		Septic Easements and Repair Fields		profit to	9
		Any Proposed Easements Affecting Property	Ц		
	13.	Beach Access Easement, Boat Access Easement, Docking Permitted			(S)
		If yes, please describe:			

D.		Agricultural, Timber, Mineral Aspects				
			Yes	No	NR	
	1.	Agricultural Status (e.g., forestry deferral)		6		
	2.	Licenses, leases, allotments, or usage permits (crops, hunting, water, timber, etc.)		Ø		
	۷.	If yes, describe in detail:				
	3.	Forfeiture, severance, or transfer of rights (mineral, oil, gas, timber, development, etc.)		(
	٥.	If yes, describe in detail:	<i>,</i> \Box		ل_ا	
	4.	Farming on Property: owner or tenant		©		
	5.	Presence of vegetative disease or insect infestation		0		
	6.	Timber cruises or other timber related reports		9	H	
	7.	Timber harvest within past 25 years	Ø		H	
	, .	If yes, monitored by Registered Forester?		H	6	
		If replanted, what species: Pine thes	H	H	H	
		V 1 4 - 1.		Ш		
	8.	Harvest impact (other than timber)				
	0.	If yes, describe in detail:				
		Try oo, doornoo m dotam				
E.		Environmental Aspects				
		•			_	
	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.	If yes, describe in detail: 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		Ø		
		If yes, describe plants and/or animals:	_	_		
	6.	Government sponsored clean-up of the property		4		
	7.	Groundwater, surface water, or well water contamination Current Previous	П	Ø		
	8.	Previous commercial or industrial uses		≪		
	9.	Wetlands, streams, or other water features		8 8 8		
		Permits or certifications related to Wetlands		Ø		
		Conservation/stream restoration		8		
	10.	Coastal concern (tidal waters, unbuildable land, flood zone, CAMA, Army Corp., etc.)		٩		
		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		F		
		If yes, describe in detail:				
		ii. Other fuel/chemical		3		
		iii. Paint Lead based paint Other paint/solvents		46 2		
		iv. Agricultural chemical storage		6		
·F.		<u>Utilities</u>				
		Check all currently available on the Property and indicate the provider.				
		Water (describe):				
		Sewer (describe):				
	П	Gas (describe):				
	П	Electricity (describe):				
		Cable (describe):				

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Telej Priva	phone (describe): tte well (describe): ed private well or comm ed water (describe):	unity well (describe):	
Instructions			nt Land Disclosure Statement (E/8") and provide further explanation in the second column.
Thisti uctions	: Identify a fine item in	the first column (e.g.,	176) and provide further explanation in the second column.
		· · · · · · · · · · · · · · · · · · ·	
		4441- additional	
		Attach additional	sheets as necessary
THE NORTE LEGAL VAI YOU SIGN I	LIDITY OR ADEQUA	ATION OF REALTO CY OF THIS FORM.	RS®, INC., MAKES NO REPRESENTATION AS TO THE CONSULT A NORTH CAROLINA ATTORNEY BEFORE
Buyer	::	Date:	Seller: Date: 5-2-24 Dwaine Dameron
Buyer: Date: Entity Buyer:			Seller Januara Lanueron Pate: 4-2-24
			Tamara Dameron Entity Seller:
(Nam	e of LLC/Corporation/Part	nership/Trust/Etc.)	(Name of LLC/Corporation/Partnership/Trust/Etc.)
By:			By:
Name	;		Name:
			Title:

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