

## 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: **9189 Hwy 49, Roxboro, NC 27573**

Buyer: \_\_\_\_\_

Seller: **Cruthfield for Haywood Heirs**

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 .....                                                                                                                    | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If yes, please describe: _____                                                                                                                                      |                          |                          |                                     |
| 2. Current or past soil evaluation test (agricultural, septic, or otherwise).....                                                                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Caves, mineshafts, tunnels, fissures or open or abandoned wells .....                                                                                            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Erosion, sliding, soil settlement/expansion, fill or earth movement .....                                                                                        | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Communication, power, or utility lines.....                                                                                                                      | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Pipelines (natural gas, petroleum, other).....                                                                                                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. Landfill operations or junk storage .....                                                                                                                        | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> Previous <input type="checkbox"/> Current <input type="checkbox"/> Planned <input type="checkbox"/> Legal <input type="checkbox"/> Illegal |                          |                          |                                     |
| 8. Drainage, grade issues, flooding, or conditions conducive to flooding .....                                                                                      | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9. Gravesites, pet cemeteries, or animal burial pits.....                                                                                                           | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10. Rivers, lakes, ponds, creeks, streams, dams, or springs.....                                                                                                    | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 11. Well(s).....                                                                                                                                                    | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> Potable <input type="checkbox"/> Non-potable Water Quality Test? <input type="checkbox"/> yes <input type="checkbox"/> no                  |                          |                          |                                     |
| depth _____; shared (y/n) _____; year installed _____; gal/min _____                                                                                                |                          |                          |                                     |
| 12. Septic System(s).....                                                                                                                                           | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If yes: Number of bedrooms on permit(s) _____                                                                                                                       |                          |                          |                                     |
| Permit(s) available? <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> NR                                                           |                          |                          |                                     |
| Lift station(s)/Grinder(s) on Property? <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> NR                                        |                          |                          |                                     |
| Septic Onsite? <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> Details: _____                                                     |                          |                          |                                     |
| Tank capacity _____                                                                                                                                                 |                          |                          |                                     |
| Repairs made (describe): _____                                                                                                                                      |                          |                          |                                     |
| Tank(s) last cleaned: _____                                                                                                                                         |                          |                          |                                     |
| If no: Permit(s) in process? <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> NR                                                   |                          |                          |                                     |
| Soil Evaluation Complete? <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> NR                                                      |                          |                          |                                     |
| Other Septic Details: _____                                                                                                                                         |                          |                          |                                     |



- |                                                                                                                            | Yes                      | No                       | NR                                  |
|----------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|
| 13. Commercial or industrial noxious fumes, odors, noises, etc. on or near Property.....<br>If yes, please describe: _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

## B. Legal/Land Use Aspects

- |                                                                                                                                                                                                |                          |                          |                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. Current or past title insurance policy or title search.....                                                                                                                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Copy of deed(s) for property.....                                                                                                                                                           | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Government administered programs or allotments.....                                                                                                                                         | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Rollback or other tax deferral recaptures upon sale.....                                                                                                                                    | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Litigation or estate proceeding affecting ownership or boundaries.....                                                                                                                      | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Notices from governmental or quasi-governmental authorities related to the property..                                                                                                       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. Private use restrictions or conditions, protective covenants, or HOA.....<br>If yes, please describe: _____                                                                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8. Recent work by persons entitled to file lien claims.....<br>If yes, have all such persons been paid in full .....<br>If not paid in full, provide lien agent name and project number: _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9. Jurisdictional government land use authority:<br>County: _____ City: _____                                                                                                                  |                          |                          |                                     |
| 10. Current zoning: _____                                                                                                                                                                      |                          |                          |                                     |
| 11. Fees or leases for use of any system or item on property .....                                                                                                                             | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 12. Location within a government designated disaster evacuation zone (e.g.,<br>hurricane, nuclear facility, hazardous chemical facility, hazardous waste facility).....                        | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 13. Access (legal and physical) other than by direct frontage on a public road<br>Access via easement.....<br>Access via private road .....                                                    | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If yes, is there a private road maintenance agreement? <input type="checkbox"/> yes <input type="checkbox"/> no                                                                                |                          |                          |                                     |
| 14. Solar panel(s), windmill(s), cell tower(s).....<br>If yes, please describe: _____                                                                                                          | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

## C. Survey/Boundary Aspects

- |                                                                                                                                         |                          |                          |                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. Current or past survey/plat or topographic drawing available.....                                                                    | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Approximate acreage: _____                                                                                                           |                          |                          |                                     |
| 3. Wooded Acreage _____; Cleared Acreage _____                                                                                          |                          |                          |                                     |
| 4. Encroachments.....                                                                                                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Public or private use paths or roadways rights of way/easement(s).....<br>Financial or maintenance obligations related to same ..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Communication, power, or other utility rights of way/easements .....                                                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. Railroad or other transportation rights of way/easements.....                                                                        | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8. Conservation easement .....                                                                                                          | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9. Property Setbacks.....<br>If yes, describe: _____                                                                                    | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10. Riparian Buffers (i.e., stream buffers, conservation districts, etc.).....                                                          | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 11. Septic Easements and Repair Fields .....                                                                                            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 12. Any Proposed Easements Affecting Property.....                                                                                      | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 13. Beach Access Easement, Boat Access Easement, Docking Permitted.....<br>If yes, please describe: _____                               | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**D. Agricultural, Timber, Mineral Aspects**

|                                                                                                                                   | Yes                      | No                       | NR                                  |
|-----------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. Agricultural Status (e.g., forestry deferral) .....                                                                            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Licenses, leases, allotments, or usage permits (crops, hunting, water, timber, etc.).....<br>If yes, describe in detail: ..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Forfeiture, severance, or transfer of rights (mineral, oil, gas, timber, development, etc.) .....                              | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If yes, describe in detail: .....                                                                                                 |                          |                          |                                     |
| 4. Farming on Property: <input type="checkbox"/> owner or <input type="checkbox"/> tenant .....                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Presence of vegetative disease or insect infestation.....                                                                      | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Timber cruises or other timber related reports.....                                                                            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. Timber harvest within past 25 years .....                                                                                      | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If yes, monitored by Registered Forester? .....                                                                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If replanted, what species: .....                                                                                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Years planted: .....                                                                                                              |                          |                          |                                     |
| 8. Harvest impact (other than timber) .....                                                                                       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If yes, describe in detail: .....                                                                                                 |                          |                          |                                     |

**E. Environmental Aspects**

|                                                                                                                                   |                          |                          |                                     |
|-----------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. Current or past Phase I, Phase II or Phase III Environmental Site Assessment(s).....                                           | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Underground or above ground storage tanks .....                                                                                | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If yes, describe in detail: .....                                                                                                 |                          |                          |                                     |
| 3. Abandoned or junk motor vehicles or equipment of any kind.....                                                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Past illegal uses of property (e.g., methamphetamine manufacture or use).....                                                  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Federal or State listed or protected species present.....                                                                      | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If yes, describe plants and/or animals: .....                                                                                     |                          |                          |                                     |
| 6. Government sponsored clean-up of the property .....                                                                            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. Groundwater, surface water, or well water contamination <input type="checkbox"/> Current <input type="checkbox"/> Previous ... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8. Previous commercial or industrial uses.....                                                                                    | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9. Wetlands, streams, or other water features .....                                                                               | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Permits or certifications related to Wetlands.....                                                                                | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Conservation/stream restoration.....                                                                                              | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10. Coastal concern (tidal waters, unbuildable land, flood zone, CAMA, Army Corp., etc.) .....                                    | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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 .....                                                             | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If yes, describe in detail: .....                                                                                                 |                          |                          |                                     |
| ii. Other fuel/chemical.....                                                                                                      | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iii. Paint <input type="checkbox"/> Lead based paint <input type="checkbox"/> Other paint/solvents .....                          | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iv. Agricultural chemical storage .....                                                                                           | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**F. Utilities**

Check all currently available on the Property and indicate the provider.

|                                                        |
|--------------------------------------------------------|
| <input type="checkbox"/> Water (describe): .....       |
| <input type="checkbox"/> Sewer (describe): .....       |
| <input type="checkbox"/> Gas (describe): .....         |
| <input type="checkbox"/> Electricity (describe): ..... |
| <input type="checkbox"/> Cable (describe): .....       |

- ☐ High Speed Internet (describe): \_\_\_\_\_
- ☐ Fiber Optic (describe): \_\_\_\_\_
- ☐ Telephone (describe): \_\_\_\_\_
- ☐ Private well (describe): \_\_\_\_\_
- ☐ Shared private well or community well (describe): \_\_\_\_\_
- ☐ Hauled water (describe): \_\_\_\_\_
- ☐ Other (describe): \_\_\_\_\_

## Explanation 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 column.

[illegible]

THE NORTH CAROLINA ASSOCIATION OF REALTORS®, INC., MAKES NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF THIS FORM. CONSULT A NORTH CAROLINA ATTORNEY BEFORE YOU SIGN IT.

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

Seller: Lafayette Park Hotel Date: 12-2-24

## Cruthfield for Haywood Heirs

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

Seller: \_\_\_\_\_ Date: \_\_\_\_\_

Entity Buyer:

Entity Seller:

(Name of LLC/Corporation/Partnership/Trust/Etc.)

(Name of LLC/Corporation/Partnership/Trust/Etc.)

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_



# STATE OF NORTH CAROLINA MINERAL AND OIL AND GAS RIGHTS MANDATORY DISCLOSURE STATEMENT

## Instructions to Property Owners

1. The Residential Property Disclosure Act (G.S. 47E) ("Disclosure Act") requires owners of certain residential real estate such as single-family homes, individual condominiums, townhouses, and the like, and buildings with up to four dwelling units, to furnish purchasers a Mineral and Oil and Gas Rights Disclosure Statement ("Disclosure Statement"). This form is the only one approved for this purpose.
2. A disclosure statement is not required for some transactions. For a complete list of exemptions, see G.S. 47E-2(a). **A DISCLOSURE STATEMENT IS REQUIRED FOR THE TRANSFERS IDENTIFIED IN G.S. 47E-2(b)**, including transfers involving the first sale of a dwelling never inhabited, lease with option to purchase contracts where the lessee occupies or intends to occupy the dwelling, and transfers between parties when both parties agree not to provide the Residential Property and Owner's Association Disclosure Statement.
3. You must respond to each of the following by placing a check ☒ in the appropriate box.

## MINERAL AND OIL AND GAS RIGHTS DISCLOSURE

Mineral rights and/ or oil and gas rights can be severed from the title to real property by conveyance (deed) of the mineral rights and/ or oil and gas rights from the owner or by reservation of the mineral rights and/ or oil and gas rights by the owner. If mineral rights and/ or oil and gas rights are or will be severed from the property, the owner of those rights may have the perpetual right to drill, mine, explore, and remove any of the subsurface mineral and/or oil or gas resources on or from the property either directly from the surface of the property or from a nearby location. With regard to the severance of mineral rights and/or oil and gas rights, Seller makes the following disclosures:

|                                                                                                                                      | Yes                      | No                                  | No Representation                   |
|--------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|
| <u>                    </u> 1. Mineral rights were severed from the property by a previous owner.                                    | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Buyer Initials                                                                                                                       |                          |                                     |                                     |
| <u>                    </u> 2. Seller has severed the mineral rights from the property.                                              | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                                     |
| Buyer Initials                                                                                                                       |                          |                                     |                                     |
| <u>                    </u> 3. Seller intends to sever the mineral rights from the property prior to transfer of title to the Buyer. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                                     |
| Buyer Initials                                                                                                                       |                          |                                     |                                     |
| <u>                    </u> 4. Oil and gas rights were severed from the property by a previous owner.                                | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Buyer Initials                                                                                                                       |                          |                                     |                                     |
| <u>                    </u> 5. Seller has severed the oil and gas rights from the property.                                          | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                                     |
| Buyer Initials                                                                                                                       |                          |                                     |                                     |
| <u>                    </u> 6. Seller intends to sever the oil and gas rights from the property prior to transfer of title to Buyer. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                                     |
| Buyer Initials                                                                                                                       |                          |                                     |                                     |

## Note to Purchasers

If the owner does not give you a Mineral and Oil and Gas Rights Disclosure Statement by the time you make your offer to purchase the property, or exercise an option to purchase the property pursuant to a lease with an option to purchase, you may under certain conditions cancel any resulting contract without penalty to you as the purchaser. To cancel the contract, you must personally deliver or mail written notice of your decision to cancel to the owner or the owner's agent within three calendar days following your receipt of this Disclosure Statement, or three calendar days following the date of the contract, whichever occurs first. However, in no event does the Disclosure Act permit you to cancel a contract after settlement of the transaction or (in the case of a sale or exchange) after you have occupied the property, whichever occurs first.

Property Address: **9189 Hwy 49, Roxboro, NC 27573**

Owner's Name(s): **Cruthfield for Haywood Heirs**

Owner(s) acknowledge having examined this Disclosure Statement before signing and that all information is true and correct as of the date signed.

Owner Signature: *[Signature]* **Cruthfield for Haywood Heirs** Date 12-2-24

Owner Signature: \_\_\_\_\_ Date \_\_\_\_\_

Purchaser(s) acknowledge receipt of a copy of this Disclosure Statement; that they have examined it before signing; that they understand that this is not a warranty by owner or owner's agent; and that the representations are made by the owner and not the owner's agent(s) or subagent(s).

Purchaser Signature: \_\_\_\_\_ Date \_\_\_\_\_

Purchaser Signature: \_\_\_\_\_ Date \_\_\_\_\_