

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: 10.526 acres of land located on U.S. 158 Business, Henderson, N.C. 27537
Buyer: _____
Seller: Investment Management Group of V. C. LLC By: Caleb J. Keeter, Member Manager

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. <u>Physical Aspects</u>		Yes	No	NR
1. Non-dwelling structures on the Property	☐	☒	☐	
If yes, please describe: _____				
2. Current or past soil evaluation test (agricultural, septic, or otherwise).....	☐	☐	☒	
3. Caves, mineshafts, tunnels, fissures or open or abandoned wells	☐	☒	☐	
4. Erosion, sliding, soil settlement/expansion, fill or earth movement	☐	☒	☐	
5. Communication, power, or utility lines.....	☐	☒	☐	
6. Pipelines (natural gas, petroleum, other).....	☐	☒	☐	
7. Landfill operations or junk storage	☐	☒	☐	
☐ Previous ☐ Current ☐ Planned ☐ Legal ☐ Illegal				
8. Drainage, grade issues, flooding, or conditions conducive to flooding	☐	☐	☒	
9. Gravesites, pet cemeteries, or animal burial pits.....	☐	☒	☐	
10. Rivers, lakes, ponds, creeks, streams, dams, or springs.....	☒	☐	☐	
11. Well(s).....	☐	☒	☐	
☐ Potable ☐ Non-potable Water Quality Test? ☐ yes ☐ no				
depth _____; shared (y/n) _____; year installed _____; gal/min _____				
12. Septic System(s).....	☐	☒	☐	
If yes: Number of bedrooms on permit(s) _____				
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: _____				



Yes	No	NR
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13. Commercial or industrial noxious fumes, odors, noises, etc. on or near Property.....☐ ☒ ☐
 If yes, please describe: _____

B. 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☐ ☒ ☐
 4. 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.....☐ ☒ ☐
 If yes, please describe: _____
 8. 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. Jurisdictional government land use authority:
 County:_____ City: _____
 10. Current zoning: _____
 11. Fees or leases for use of any system or item on property☐ ☒ ☐
 12. Location within a government designated disaster evacuation zone (e.g., hurricane, nuclear facility, hazardous chemical facility, hazardous waste facility).....☐ ☒ ☐
 13. 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: _____

C. Survey/Boundary Aspects

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

D. Agricultural, Timber, Mineral Aspects

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

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. 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 | ☐ | ☐ | ☒ |
| If yes, describe plants and/or animals: _____ | | | |
| 6. Government sponsored clean-up of the property | ☐ | ☒ | ☐ |
| 7. Groundwater, surface water, or well water contamination ☐ Current ☐ Previous | ☐ | ☒ | ☐ |
| 8. Previous commercial or industrial uses | ☐ | ☒ | ☐ |
| 9. Wetlands, streams, or other water features | ☐ | ☒ | ☐ |
| Permits or certifications related to Wetlands | | | |
| Conservation/stream restoration | | | |
| 10. Coastal concern (tidal waters, unbuildable land, flood zone, CAMA, Army Corp., etc.) | ☐ | ☒ | ☐ |
| 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. Utilities

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

- | |
|--|
| ☐ Water (describe): _____ |
| ☒ Sewer (describe): <u>City Of Henderson</u> |
| ☐ Gas (describe): _____ |
| ☐ Electricity (describe): _____ |
| ☐ 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): Owner will need to provide well.

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.

A-8	Ruin Creek runs through the 10.526 acre track; therefore, the creek bank is located in the flood zone
A-10	Ruin Creek Runs through the 10.526 acre track.
C-1	New Survey by Cawthorne & Associates in file.
C-5	City of Henderson has a sewer line easement that runs through the property. See location on Survey.
C-12	Sewer Line runs through the property, which allows the owner to hook up to city sewer. Property owner would be required to have a metered well to allow the city to bill for sewer.

Attach additional sheets as necessary

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: _____

Buyer: _____

Entity Buyer:

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

By: _____

Name: _____

Title: _____

Date: _____

Seller: _____

Seller: *Caleb J. Keeter* dotloop verified
03/11/25 7:18 PM EDT
ZTY6-YF1K-DZZT-TXWQ

Entity Seller:

Investment Management Group of V.C. LLC

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

By: *Caleb J. Keeter* dotloop verified
03/11/25 7:18 PM EDT
SSGZ-1M3R-UU0X-AZJ7

Name: Caleb J. Keeter

Title: Member Manager

Date: 03/11/2025