

## 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: **4710 Dorsey Rd, Oxford, NC 27565**

Buyer:

Seller: **Charles Braxton Loftis, Jr, Candy Ma Loftis**

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 .....

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 |
|-----|----|----|
|-----|----|----|

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.....                                                                                                       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Copy of deed(s) for property.....                                                                                                                                 | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 3. Government administered programs or allotments.....                                                                                                               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Rollback or other tax deferral recaptures upon sale.....                                                                                                          | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. Litigation or estate proceeding affecting ownership or boundaries.....                                                                                            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Notices from governmental or quasi-governmental authorities related to the property..                                                                             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Private use restrictions or conditions, protective covenants, or HOA.....                                                                                         | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If yes, please describe: _____                                                                                                                                       |                                     |                                     |                          |
| 8. Recent work by persons entitled to file lien claims. <u>HOLT + ASSOCIATES (Appraiser)</u>                                                                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| If yes, have all such persons been paid in full <u>YES</u>                                                                                                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| If not paid in full, provide lien agent name and project number: _____                                                                                               |                                     |                                     |                          |
| 9. Jurisdictional government land use authority:                                                                                                                     |                                     |                                     |                          |
| County: <u>GRANVILLE CO.</u>                                                                                                                                         | City: <u>OXFORD</u>                 |                                     |                          |
| 10. Current zoning: <u>AR-40</u>                                                                                                                                     | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| 11. Fees or leases for use of any system or item on property .....                                                                                                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 12. Location within a government designated disaster evacuation zone (e.g., hurricane, nuclear facility, hazardous chemical facility, hazardous waste facility)..... | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 13. Access (legal and physical) other than by direct frontage on a public road                                                                                       | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| Access via easement.....                                                                                                                                             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Access via private road .....                                                                                                                                        | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input 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).....                                                                                                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If yes, please describe: _____                                                                                                                                       |                                     |                                     |                          |

**C. Survey/Boundary Aspects**

- |                                                                                |                                     |                                     |                          |
|--------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| 1. Current or past survey/plat or topographic drawing available.....           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 2. Approximate acreage: <u>40.63</u>                                           | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| 3. Wooded Acreage <u>40.63</u> ; Cleared Acreage <u>~ 0.</u>                   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| 4. Encroachments.....                                                          | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. Public or private use paths or roadways rights of way/easement(s).....      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Financial or maintenance obligations related to same .....                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Communication, power, or other utility rights of way/easements .....        | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Railroad or other transportation rights of way/easements.....               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 8. Conservation easement .....                                                 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 9. Property Setbacks.....                                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If yes, describe: _____                                                        |                                     |                                     |                          |
| 10. Riparian Buffers (i.e., stream buffers, conservation districts, etc.)..... | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 11. Septic Easements and Repair Fields .....                                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 12. Any Proposed Easements Affecting Property.....                             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 13. Beach Access Easement, Boat Access Easement, Docking Permitted.....        | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If yes, please describe: _____                                                 |                                     |                                     |                          |

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

- |                                                                                                      | Yes                      | No                                  | NA                       |
|------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. Agricultural Status (e.g., forestry deferral) .....                                               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Licenses, leases, allotments, or usage permits (crops, hunting, water, timber, etc.).....         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If yes, describe in detail: .....                                                                    |                          |                                     |                          |
| 3. Forfeiture, severance, or transfer of rights (mineral, oil, gas, timber, development, etc.) ..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If yes, describe in detail: .....                                                                    |                          |                                     |                          |
| 4. Farming on Property: <input type="checkbox"/> owner or <input type="checkbox"/> tenant .....      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. Presence of vegetative disease or insect infestation.....                                         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Timber cruises or other timber related reports.....                                               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Timber harvest within past 25 years .....                                                         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If yes, monitored by Registered Forester? .....                                                      |                          |                                     |                          |
| If replanted, what species: .....                                                                    |                          |                                     |                          |
| Years planted: .....                                                                                 |                          |                                     |                          |
| 8. Harvest impact (other than timber) .....                                                          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 2. Underground or above ground storage tanks .....                                                                                | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| If yes, describe in detail: .....                                                                                                 |                                     |                                     |                                     |
| 3. Abandoned or junk motor vehicles or equipment of any kind.....                                                                 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 4. Past illegal uses of property (e.g., methamphetamine manufacture or use).....                                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 7. Groundwater, surface water, or well water contamination <input type="checkbox"/> Current <input type="checkbox"/> Previous ... | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 8. Previous commercial or industrial uses.....                                                                                    | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 9. Wetlands, streams, or other water features .....                                                                               | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Permits or certifications related to Wetlands .....                                                                               |                                     |                                     |                                     |
| Conservation/stream restoration.....                                                                                              |                                     |                                     |                                     |
| 10. Coastal concern (tidal waters, unbuildable land, flood zone, CAMA, Army Corp., etc.) .....                                    | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/>            |
| If yes, describe in detail: .....                                                                                                 |                                     |                                     |                                     |
| ii. Other fuel/chemical.....                                                                                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| iii. Paint <input type="checkbox"/> Lead based paint <input type="checkbox"/> Other paint/solvents .....                          | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| iv. Agricultural chemical storage .....                                                                                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

**F. Utilities**

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

- |                                                  |             |
|--------------------------------------------------|-------------|
| <input type="checkbox"/> Water (describe):       | <u>NONE</u> |
| <input type="checkbox"/> Sewer (describe):       | <u>NONE</u> |
| <input type="checkbox"/> Gas (describe):         | <u>NONE</u> |
| <input type="checkbox"/> Electricity (describe): | <u>NONE</u> |
| <input type="checkbox"/> Cable (describe):       | <u>NONE</u> |

|                          |                                                   |             |
|--------------------------|---------------------------------------------------|-------------|
| <input type="checkbox"/> | High Speed Internet (describe):                   | <u>None</u> |
| <input type="checkbox"/> | Fiber Optic (describe):                           | <u>None</u> |
| <input type="checkbox"/> | Telephone (describe):                             | <u>None</u> |
| <input type="checkbox"/> | Private well (describe):                          | <u>None</u> |
| <input type="checkbox"/> | Shared private well or community well (describe): | <u>None</u> |
| <input type="checkbox"/> | Hauled water (describe):                          | <u>None</u> |
| <input type="checkbox"/> | Other (describe):                                 | <u>N/A</u>  |

### 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.

|                          |                                                                                                                                                                                                                                                                                                                                                                                        |            |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| <input type="checkbox"/> | A/8 Drainage – Flooding,                                                                                                                                                                                                                                                                                                                                                               |            |
| <input type="checkbox"/> | E/9 Wetlands, Streams                                                                                                                                                                                                                                                                                                                                                                  |            |
| <input type="checkbox"/> | Part of the subject property is located in a 100/500 year flood plan of the Poplar Creek and Tabbs Creek. The flood zone could impact access to part of the property.                                                                                                                                                                                                                  |            |
| <input type="checkbox"/> | A/10 Creeks, Streams                                                                                                                                                                                                                                                                                                                                                                   |            |
| <input type="checkbox"/> | Poplar Creek & confluence with Tabbs Creek                                                                                                                                                                                                                                                                                                                                             |            |
| <input type="checkbox"/> | B/8 Recent Work – Paid-In-Full                                                                                                                                                                                                                                                                                                                                                         |            |
| <input type="checkbox"/> | Property Appraisal by Holt and Associates, Rougemont, NC 27572, Completed Feb 3, 2025.                                                                                                                                                                                                                                                                                                 |            |
| <input type="checkbox"/> | C/7 Railroad Easement                                                                                                                                                                                                                                                                                                                                                                  |            |
| <input type="checkbox"/> | The abandoned railroad easement is located on the tax map be may have been removed and the deed should be researched. The following deed shows a declaration of abandonment of easement in the subject's area (Deed Book 599, Page 677). The railroad easement does not to impact the value due to its location on the site and the easement being removed off other sites in the area | <u>COB</u> |

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: Charles Braxton Loftis, Jr Date: 6-25-2025

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

Seller: Candy Ma Loftis Date: 6/25/2025

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: \_\_\_\_\_