

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: 413 Johnson Town Road, Zebulon, NC 27597- Lot 1- 12.67 Acres PROPOSED

Buyer: _____

Seller: James and Lisa West

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
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- | | | | |
|---|-------------------------------------|-------------------------------------|--------------------------|
| 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: Timber easement through March 2026
 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: Franklin City: Zebulon
 10. Current zoning: R30
 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: 12.67
 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: _____

[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:		Seller:	James and Lisa West dotloop verified 07/17/25 11:02 AM EDT DRNL-HHF8-IKCD-63LB
Buyer:		Seller:	
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:	07/17/2025