

**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: 9231 NC Hwy 87 N, Pittsboro, NC 27312

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

Seller: Kristopher David Biggers, Margie Elizabeth Biggers

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 .....  Yes  No  NR  
If yes, please describe: \_\_\_\_\_
- 2. Current or past soil evaluation test (agricultural, septic, or otherwise).....  Yes  No  NR
- 3. Caves, mineshafts, tunnels, fissures or open or abandoned wells .....  Yes  No  NR
- 4. Erosion, sliding, soil settlement/expansion, fill or earth movement .....  Yes  No  NR
- 5. Communication, power, or utility lines.....  Yes  No  NR
- 6. Pipelines (natural gas, petroleum, other).....  Yes  No  NR
- 7. Landfill operations or junk storage .....  Yes  No  NR  
 Previous  Current  Planned  Legal  Illegal
- 8. Drainage, grade issues, flooding, or conditions conducive to flooding .....  Yes  No  NR
- 9. Gravesites, pet cemeteries, or animal burial pits.....  Yes  No  NR
- 10. Rivers, lakes, ponds, creeks, streams, dams, or springs.....  Yes  No  NR
- 11. Well(s).....  Yes  No  NR  
 Potable  Non-potable Water Quality Test?  yes  no  
depth \_\_\_\_\_; shared (y/n) \_\_\_\_\_; year installed \_\_\_\_\_; gal/min \_\_\_\_\_
- 12. Septic System(s).....  Yes  No  NR  
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: Permit on file - system not installed



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: Proposed Covenants by seller  
 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: Chatham City: \_\_\_\_\_  
 10. Current zoning: R-1  
 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: 5.630  
 3. Wooded Acreage 5.630; Cleared Acreage 0  
 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 (c.g., forestry deferral) .....  Yes     No     NR
- 2. Licenses, leases, allotments, or usage permits (crops, hunting, water, timber, etc.).....  Yes     No     NR  
If yes, describe in detail: \_\_\_\_\_
- 3. Forfeiture, severance, or transfer of rights (mineral, oil, gas, timber, development, etc.)  Yes     No     NR  
If yes, describe in detail: \_\_\_\_\_
- 4. Farming on Property:  owner or  tenant .....  Yes     No     NR
- 5. Presence of vegetative disease or insect infestation.....  Yes     No     NR
- 6. Timber cruises or other timber related reports.....  Yes     No     NR
- 7. Timber harvest within past 25 years .....  Yes     No     NR  
If yes, monitored by Registered Forester? .....  Yes     No     NR  
If replanted, what species: \_\_\_\_\_  Yes     No     NR  
Years planted: \_\_\_\_\_  Yes     No     NR
- 8. Harvest impact (other than timber) .....  Yes     No     NR  
If yes, describe in detail: \_\_\_\_\_

**E. Environmental Aspects**

- 1. Current or past Phase I, Phase II or Phase III Environmental Site Assessment(s).....  Yes     No     NR
- 2. Underground or above ground storage tanks .....  Yes     No     NR  
If yes, describe in detail: \_\_\_\_\_
- 3. Abandoned or junk motor vehicles or equipment of any kind.....  Yes     No     NR
- 4. Past illegal uses of property (e.g., methamphetamine manufacture or use).....  Yes     No     NR
- 5. Federal or State listed or protected species present.....  Yes     No     NR  
If yes, describe plants and/or animals: \_\_\_\_\_
- 6. Government sponsored clean-up of the property .....  Yes     No     NR
- 7. Groundwater, surface water, or well water contamination  Current  Previous..  Yes     No     NR
- 8. Previous commercial or industrial uses.....  Yes     No     NR
- 9. Wetlands, streams, or other water features .....  Yes     No     NR  
Permits or certifications related to Wetlands .....  Yes     No     NR  
Conservation/stream restoration.....  Yes     No     NR
- 10. Coastal concern (tidal waters, unbuildable land, flood zone, CAMA, Army Corp., etc.)  Yes     No     NR  
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 .....  Yes     No     NR  
If yes, describe in detail: \_\_\_\_\_
  - ii. Other fuel/chemical.....  Yes     No     NR
  - iii. Paint  Lead based paint  Other paint/solvents .....  Yes     No     NR
  - iv. Agricultural chemical storage .....  Yes     No     NR

**F. Utilities**

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

- Water (describe): \_\_\_\_\_
- Sewer (describe): \_\_\_\_\_
- 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): \_\_\_\_\_

<b>Explanation Sheet for Vacant Land Disclosure Statement</b>	
<b>Instructions:</b> Identify a line item in the first column (e.g., "E/8") and provide further explanation in the second column.	
<b>Attach additional sheets as necessary</b>	

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

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

Entity Buyer: \_\_\_\_\_  
 (Name of LLC/Corporation/Partnership/Trust/Etc.)

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

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

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

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

DocuSigned by: \_\_\_\_\_

Seller: Kristopher David Biggers 7/15/2024  
DE120088909438

Seller: Margie Elizabeth Biggers 7/10/2024  
Margie Elizabeth Biggers

Entity Seller: \_\_\_\_\_  
 (Name of LLC/Corporation/Partnership/Trust/Etc.)

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

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

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

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