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: 0 Chatham Church Road, Moncure, NC 27559				
Buyer:				
Seller: Ania ONN LLC				
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		[1]	
	2.	Current or past soil evaluation test (agricultural, septic, or otherwise)		ſΊ	r ı
	3.	Caves, mineshafts, tunnels, fissures or open or abandoned wells		V	\vdash
	4.	Erosion, sliding, soil settlement/expansion, fill or earth movement	i		į į
	5.	Communication, power, or utility lines.	ſ ī	[7]	\Box
	6.	Pipelines (natural gas, petroleum, other)	i i		
	7.	Landfill operations or junk storage	i i	iZi	
		Previous [] Current [] Planned [] Legal [] Illegal			لسسا
	8.	Drainage, grade issues, flooding, or conditions conducive to flooding	[]	[1]	ſ 1
	9.	Gravesites, pet cemeteries, or animal burial pits	f 1	[4]	
	10.	Rivers, lakes, ponds, creeks, streams, dams, or springs.	[1]		
	11.	Well(s)		10	ii
		Potable Non-potable Water Quality Test? I yes I no			
		depth; shared (y/n); year installed; gal/min			
	12.	Septic System(s)		[1]	
		If yes: Number of bedrooms on permit(s)			* (11,122 *
		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(a) last of county.			
		Tank(s) last cleaned:			
		If no: Permit(s) in process? [_] yes [_] no [_] NR			
		Soil Evaluation Complete? [_] yes [_] no [_] NR Other Septic Details:			
		Caro, copite izetalis.	*		



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			Yes	No	NR
	13.	Commercial or industrial noxious fumes, odors, noises, etc. on or near Property If yes, please describe:		[1/]	
B.		Legal/Land Use Aspects			
	1. 2. 3. 4.	Current or past title insurance policy or title search			[_] [<u>*</u>]
	5. 6. 7.	Litigation or estate proceeding affecting ownership or boundaries	. 📙	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	
		If yes, please describe: Recent work by persons entitled to file lien claims	N.		[] []
	9.	County: Chatham City: Current zoning: R-5			
	11.	Fees or leases for use of any system or item on property	[_]	[<u>√</u>]	[_]
		hurricane, nuclear facility, hazardous chemical facility, hazardous waste facility) Access (legal and physical) other than by direct frontage on a public road	<u>-</u>]	$[\underline{V}]$	[_]
		Access via easement			
	14.	Solar panel(s), windmill(s), cell tower(s)		[1]	[_]
C.		Survey/Boundary Aspects			
	1. 2. 3.	Current or past survey/plat or topographic drawing available Approximate acreage:		Ù	
	5.	Public or private use paths or roadways rights of way/easement(s)			[V] [V]
	6. 7.	Communication, power, or other utility rights of way/easements		[1]	
	8. 9.	Conservation easement			
	11. 12. 13.	Riparian Buffers (i.e., stream buffers, conservation districts, etc.)	[]		
		If yes, please describe:		.(4)	

1. Current or past Phase I, Phase II or Phase III Environmental Site Assessment(s)	Agricultural Status (e.g., forestry deferral) Licenses, leases, allotments, or usage permits (crops, hunting, water, timb	[] []	
2. Licenses, leases, allotments, or usage permits (erops, hunting, water, timber, etc.)	Agricultural Status (e.g., forestry deferral) Licenses, leases, allotments, or usage permits (crops, hunting, water, timb	[] []	51
S. Forfciture, severance, or transfer of rights (mineral, oil, gas, timber, development, etc.)		ner, etc.) [_]	V
5. Presence of vegetative disease or insect infestation	3. Forfeiture, severance, or transfer of rights (mineral, oil, gas, timber, devel		
5. Presence of vegetative disease or insect infestation	If yes, describe in detail:		
5. Presence of vegetative disease or insect infestation	4. Farming on Property: owner or tenant	[<u>V</u>]	
6. Timber cruises or other timber related reports. 7. Timber harvest within past 25 years	5. Presence of vegetative disease or insect infestation	[<u>v</u>	[_]
If yes, monitored by Registered Forester?			<u>L</u> J
If yes, monitored by Registered Forester?	7. Timber harvest within past 25 years		
If replanted: Years planted: Years planted: Harvest impact (other than timber) If yes, describe in detail: Lurrent or past Phase I, Phase II or Phase III Environmental Site Assessment(s)			[]
Years planted: 8. Harvest impact (other than timber)			
Harvest impact (other than timber)	Years planted:	,	
If yes, describe in detail: Current or past Phase I, Phase III or Phase III Environmental Site Assessment(s)	8 Harvest impact (other than timber)	1 1 1 1	11/1
E. Environmental Aspects 1. Current or past Phase I, Phase II or Phase III Environmental Site Assessment(s)			ري
2. Underground or above ground storage tanks If yes, describe in detail: 3. Abandoned or junk motor vehicles or equipment of any kind		·	
If yes, describe in detail: 3. Abandoned or junk motor vehicles or equipment of any kind			[V]
3. Abandoned or junk motor vehicles or equipment of any kind			$[\checkmark]$
3. Abandoned or junk motor vehicles or equipment of any kind	If yes, describe in detail:		
Several or State listed or protected species present	3. Abandoned or junk motor vehicles or equipment of any kind	[<u></u>	[_]
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.]	4. Past illegal uses of property (e.g., methamphetamine manufacture or use)		
6. Government sponsored clean-up of the property 7. Groundwater, surface water, or well water contamination [Current	5. Federal or State listed or protected species present	[]	[V]
6. Government sponsored clean-up of the property 7. Groundwater, surface water, or well water contamination [Current	If yes, describe plants and/or animals:		-
7. Groundwater, surface water, or well water contamination [Current	6. Government sponsored clean-up of the property		1 1
8. Previous commercial or industrial uses	7. Groundwater, surface water, or well water contamination [] Current [Previous []	Γi
9. Wetlands, streams, or other water features Permits or certifications related to Wetlands Conservation/stream restoration			
Permits or certifications related to Wetlands	9. Wetlands, streams, or other water features		
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	Permits or certifications related to Wetlands		i
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	Conservation/stream restoration		Γi
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	10. Coastal concern (tidal waters, unbuildable land, flood zone, CAMA, Arm	y Corp., etc.)	[V]
i. Asbestos, Benzene, Methane, Pesticides, Radioactive Material			دست
i. Asbestos, Benzene, Methane, Pesticides, Radioactive Material	11. The use or presence on the property, either stored or buried, above or belo	ow ground, of:	
If yes, describe in detail: ii. Other fuel/chemical	i. Asbestos, Benzene, Methane, Pesticides, Radioactive Material	[] [M	[4]
iii. Paint [_] Lead based paint [_] Other paint/solvents	If yes, describe in detail:		
iii. Paint [_] Lead based paint [_] Other paint/solvents	ii. Outer rues/enemical		[0]
iv. Agricultural chemical storage	iii. Paint [_] Lead based paint [_] Other paint/solvents		[2]
Check all currently available on the Property and indicate the provider. [] Water (describe): [] Gas (describe): [] Glas (describe): [] Electricity (describe):	iv. Agricultural chemical storage		[0]
Check all currently available on the Property and indicate the provider. [] Water (describe): [] Gas (describe): [] Electricity (describe):			
[] Water (describe): [] Sewer (describe): [] Gas (describe): [] Electricity (describe):	F. <u>Utilities</u>	ŕ	¥
Gas (describe): [] Electricity (describe):			
Gas (describe): [] Electricity (describe):	[_] Water (describe):		
[] Electricity (describe):	Sewer (deacribe).		
[] =			
1 Colds (1!)			
[] Cable (describe):	Cable (describe):		

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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					
Instruction	s: Identify a line item in the first column (e.g., "E/I	3") and provide further explanation in the second column.				
		and the second s				
		•				
	Attach additional sh	eets as necessary				
LEGAL VA	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.					
Buy	er: Date:	Cultura D.				
i.suy(Date.	Seller: Date;				
Buyer: Date:						
Entit	y Buyer:	Entity Seller: Ania ONN LLC				
(Nan	ne of LLC/Corporation/Partnership/Trust/Etc.)	(Name of ILC/Corporation/Partnership/Trus/Etc.)				
Ву: _		By:				
Nam	e:	Name: Anuj N. Mittal				
Title:		Title: Manager				
Date:		Date: 8.7.2024				

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