

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: Cowpen Road, Fairmont, NC 28340

Buyer:

Seller: Bucky's Car Wash, 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 ... [] Yes [] No [X] NR
If yes, please describe:
2. Current or past soil evaluation test (agricultural, septic, or otherwise)..... [] Yes [] No [X] NR
3. Caves, mineshafts, tunnels, fissures or open or abandoned wells [] Yes [] No [X] NR
4. Erosion, sliding, soil settlement/expansion, fill or earth movement [] Yes [] No [X] NR
5. Communication, power, or utility lines..... [] Yes [] No [X] NR
6. Pipelines (natural gas, petroleum, other)..... [] Yes [] No [X] NR
7. Landfill operations or junk storage [] Yes [] No [X] NR
[] Previous [] Current [] Planned [] Legal [] Illegal
8. Drainage, grade issues, flooding, or conditions conducive to flooding [] Yes [] No [X] NR
9. Gravesites, pet cemeteries, or animal burial pits..... [] Yes [] No [X] NR
10. Rivers, lakes, ponds, creeks, streams, dams, or springs..... [] Yes [] No [X] NR
11. Well(s)..... [] Yes [] No [X] NR
[] Potable [] Non-potable Water Quality Test? [] yes [] no
depth _____; shared (y/n) _____; year installed _____; gal/min _____
12. Septic System(s)..... [] Yes [] No [X] 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 [X] NR
Soil Evaluation Complete? [] yes [] no [X] 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.....
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
-----	----	----

- 1. Agricultural Status (e.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: _____
- 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): _____

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.

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: _____ Date: _____	Seller: _____ Date: _____ Bucky's Car Wash, LLC
Buyer: _____ Date: _____	Seller: _____ Date: _____
Entity Buyer: _____ (Name of LLC/Corporation/Partnership/Trust/Etc.)	Entity Seller: Bucky's Car Wash, LLC _____ (Name of LLC/Corporation/Partnership/Trust/Etc.)
By: _____	By:  _____
Name: _____	Name: Seth Creech
Title: _____	Title: Owner
Date: _____	Date: 10/02/2024