

## 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
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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: \_\_\_\_\_



13. Commercial or industrial noxious fumes, odors, noises, etc. on or near Property.....  
If yes, please describe: \_\_\_\_\_

Yes	No	NR
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**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.....

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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: \_\_\_\_\_

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

9. Jurisdictional government land use authority:

County: Chatham City: \_\_\_\_\_

10. Current zoning: R-5

11. Fees or leases for use of any system or item on property .....

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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13. Access (legal and physical) other than by direct frontage on a public road

Access via easement.....

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Access via private road .....

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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If yes, is there a private road maintenance agreement? ☐ yes ☒ no

14. Solar panel(s), windmill(s), cell tower(s).....

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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2. Approximate acreage: +/- 15

3. Wooded Acreage \_\_\_\_\_; Cleared Acreage \_\_\_\_\_

4. Encroachments.....

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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5. Public or private use paths or roadways rights of way/easement(s).....

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Financial or maintenance obligations related to same .....

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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6. Communication, power, or other utility rights of way/easements .....

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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7. Railroad or other transportation rights of way/easements.....

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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8. Conservation easement .....

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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9. Property Setbacks.....

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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If yes, describe: \_\_\_\_\_

10. Riparian Buffers (i.e., stream buffers, conservation districts, etc.).....

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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11. Septic Easements and Repair Fields .....

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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12. Any Proposed Easements Affecting Property.....

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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13. Beach Access Easement, Boat Access Easement, Docking Permitted.....

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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If yes, please describe: \_\_\_\_\_

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

	Yes	No	NR
1. Agricultural Status (e.g., forestry deferral) .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Licenses, leases, allotments, or usage permits (crops, hunting, water, timber, etc.).....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, describe in detail: .....			
3. Forfeiture, severance, or transfer of rights (mineral, oil, gas, timber, development, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, monitored by Registered Forester? .....			
If replanted, what species: .....			
Years planted: .....			
8. Harvest impact (other than timber) .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
2. Underground or above ground storage tanks .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>
8. Previous commercial or industrial uses.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
9. Wetlands, streams, or other water features .....	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
If yes, describe in detail: .....			
ii. Other fuel/chemical.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Paint <input type="checkbox"/> Lead based paint <input type="checkbox"/> Other paint/solvents .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Agricultural chemical storage .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

**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): \_\_\_\_\_

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

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

Ania ONN LLC

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

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

Entity Buyer:

Entity Seller:

Ania ONN LLC

(Name of LLC/Corporation/Partnership/Trust/Etc.)

(Name of LLC/Corporation/Partnership/Trust/Etc.)

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

By: A

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

Name: Anuj N. Mittal

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

Title: **Manager**

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

Date: 8.7.2024