

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: 133 Addison Emory Lane, Mooresville, NC 28115
Buyer:
Seller: Marylynn Berei

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
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) 4
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: 4 bedroom soil evaluation

☒

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: ☐ 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): _____

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.

[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: Marylynne Berei Date: 8/11/25
Marylynne Berei

Buyer: _____ Date: _____

Seller: _____ Date: _____

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: _____