

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: (73.84 +/- Acres) TBD Rose Creek Rd , Franklin, NC 28734

Buyer:

Seller: MELCAR, LLC, a North Carolina limited liability company

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 [X] [] []
If yes, please describe: Old cabin, shed, no contributory value
2. Current or past soil evaluation test (agricultural, septic, or otherwise) [] [X] []
3. Caves, mineshafts, tunnels, fissures or open or abandoned wells [] [X] []
4. Erosion, sliding, soil settlement/expansion, fill or earth movement [] [] [X]
5. Communication, power, or utility lines [X] [] []
6. Pipelines (natural gas, petroleum, other) [] [X] []
7. Landfill operations or junk storage [] [X] []
8. Drainage, grade issues, flooding, or conditions conducive to flooding [] [] [X]
9. Gravesites, pet cemeteries, or animal burial pits [] [X] []
10. Rivers, lakes, ponds, creeks, streams, dams, or springs [X] [] []
11. Well(s) [] [X] []
12. Septic System(s) [] [X] []



Yes No NR

13. Commercial or industrial noxious fumes, odors, noises, etc. on or near Property..... [] [X] []
If yes, please describe: _____

B. Legal/Land Use Aspects

- 1. Current or past title insurance policy or title search..... [X] [] []
2. Copy of deed(s) for property..... [X] [] []
3. Government administered programs or allotments..... [] [X] []
4. Rollback or other tax deferral recaptures upon sale..... [] [X] []
5. Litigation or estate proceeding affecting ownership or boundaries..... [] [X] []
6. Notices from governmental or quasi-governmental authorities related to the property... [] [X] []
7. Private use restrictions or conditions, protective covenants, or HOA..... [] [X] []
If yes, please describe: _____
8. Recent work by persons entitled to file lien claims..... [] [X] []
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: Macon City: Franklin
10. Current zoning: None
11. Fees or leases for use of any system or item on property [] [X] []
12. Location within a government designated disaster evacuation zone (e.g., hurricane, nuclear facility, hazardous chemical facility, hazardous waste facility)..... [] [X] []
13. Access (legal and physical) other than by direct frontage on a public road
Access via easement..... [] [X] []
Access via private road [] [X] []
If yes, is there a private road maintenance agreement? [] yes [] no
14. Solar panel(s), windmill(s), cell tower(s)..... [] [X] []
If yes, please describe: _____

C. Survey/Boundary Aspects

- 1. Current or past survey/plat or topographic drawing available..... [X] [] []
2. Approximate acreage: 73.84
3. Wooded Acreage 73 ; Cleared Acreage <1
4. Encroachments..... [] [X] []
5. Public or private use paths or roadways rights of way/easement(s)..... [] [X] []
Financial or maintenance obligations related to same [] [X] []
6. Communication, power, or other utility rights of way/easements [X] [] []
7. Railroad or other transportation rights of way/easements..... [] [X] []
8. Conservation easement [] [X] []
9. Property Setbacks..... [] [X] []
If yes, describe: _____
10. Riparian Buffers (i.e., stream buffers, conservation districts, etc.)..... [] [X] []
11. Septic Easements and Repair Fields [] [X] []
12. Any Proposed Easements Affecting Property..... [] [X] []
13. Beach Access Easement, Boat Access Easement, Docking Permitted..... [] [X] []
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: Verbal agreement for one party to hunt on property
- 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): Power pole near entrance and utilities along road
- 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. | |
| A/4,8, E/9 | Multiple streams and springs on property may cause small areas of erosion and flooding |
| B/13 | Access is via public road: Rose Creek Rd |
| C/1 | Unrecorded Preliminary Survey, Lots 3&4 |
| D/5 | Insects are part of a natural forest ecosystem and many non-native invasives are prevelant in Western North Carolina including Woolly Adelgid, Emerald Ash Borer, Spotted Latern Fly, and others |
| D/5,7,8 | Seller has not done any research on these and has no knowledge |
| E/2,5,11 | Seller has not done any research on these and has no knowledge |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| 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: _____

Buyer: _____ Date: _____

Entity Buyer:

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

By: _____

Name: _____

Title: _____

Date: _____

Seller: _____ Date: _____
 MELCAR, LLC, a North Carolina limited liability

Seller: _____ Date: _____


Entity Seller:
MELCAR, LLC, a North Carolina limited liability company
 (Name of LLC/Corporation/Partnership/Trust/Etc.)


By:  _____
FC98CE2731F94CD...


Name: **Mary Catherine Maher**

Title: **Manager**

Date: **7/20/2024**

 ^{DS}

 ^{DS}

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ADDITIONAL SIGNATURES ADDENDUM

[Consult "Guidelines" (Form 3G) for guidance in completing this form]

NOTE: This form should not be used to add new parties after a contract has been formed

Property Address: 4136 Rose Creek Rd (162 & 73 Acres), Franklin, NC 28734

This ADDITIONAL SIGNATURES ADDENDUM is attached to and made a part of the following named document including any addendum listed here (describe form and addendum by name) Standard Form 715 - Agency Agreement Amendment and Disclosure, Standard Form 220 - Cooperating Compensation Agreement for 162 acre and 73 acre options. Standard Form 142 - Vacant Land Disclosure Statement for 162 and 73 acre options. ("Document").

The number of parties who need to sign the Document exceed the space provided in the Document. The sole purpose of this Addendum is to provide additional spaces for the identification and signature of the Document by all necessary parties.

By signing this Addendum, each of the additional parties named below acknowledges receipt of the Document and agrees to be bound by all the terms, conditions and/or other provisions contained in the Document.

THE NORTH CAROLINA ASSOCIATION OF REALTORS®, INC. AND THE NORTH CAROLINA BAR ASSOCIATION MAKE NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION OF THIS FORM IN ANY SPECIFIC TRANSACTION.

Party Name (print): Michael Maher Buyer Seller Other: Manager

Signature:  Date: 7/15/2024

Party Name (print): _____ Buyer Seller Other: _____

Signature: _____ Date: _____

Party Name (print): _____ Buyer Seller Other: _____

Signature: _____ Date: _____

Party Name (print): _____ Buyer Seller Other: _____

Signature: _____ Date: _____

Party Name (print): _____ Buyer Seller Other: _____

Signature: _____ Date: _____

Party Name (print): _____ Buyer Seller Other: _____

Signature: _____ Date: _____

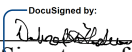
Party Name (print): _____ Buyer Seller Other: _____

Signature: _____ Date: _____

Party Name (print): _____ Buyer Seller Other: _____

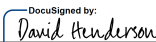
Signature: _____ Date: _____

Entity Party Name (print): MELCAR, LLC, a North Carolina limited liability company

By:  7/17/2024 Deborah Henderson, Manager
Signature of authorized representative Date Print name and title

Buyer Seller Other: _____

Entity Party Name (print): MELCAR, LLC, a North Carolina limited liability company

By:  7/23/2024 David Henderson, Member
Signature of authorized representative Date Print name and title

Buyer Seller Other: _____



This form jointly approved by:
North Carolina Bar Association's Real Property Section
North Carolina Association of REALTORS®, Inc.



STANDARD FORM 3-T
Revised 7/2020
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