

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: 240/310 Ever After Lane, Apex, NC 27523

Buyer:

Seller: Rene Dittrich, Member, Joanne Foster, Member

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.

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.

A. Physical Aspects

Table with 3 columns: Yes, No, NR

- 1. Non-dwelling structures on the Property
2. Current or past soil evaluation test
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
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)
12. Septic System(s)

Grid of checkboxes for Yes, No, NR corresponding to each question.



This form approved by: NC REALTORS® Seller Initials

Buyer Initials



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: CHATHAM City: _____

10. Current zoning: R-1

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

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..... PS 2005-61.....

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: 240; 2.2 Acres, 310; 24.8 Acres

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.) See Survey.....

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: _____

Seller Initials J ^{DS} RD Buyer Initials _____

D. Agricultural, Timber, Mineral Aspects

Yes	No	NR
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- 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: _____
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: GASTANK ABOVE GROUND, 240 GAL
- 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..... HORSE FARM Yes No NR
- 9. Wetlands, streams, or other water features SEE SURVEY 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: See Attached
- 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): PRIVATE WELLS - Adjacent lots have Chatham County wells
- Sewer (describe): PRIVATE SEPTIC
- Gas (describe): PRIVATE GAS TANK
- Electricity (describe): DUNE ENERGY
- Cable (describe): _____

Seller Initials AS Buyer Initials RD

Vacant Land Disclosure – 310 Ever After Lane

A1. The following structures exist on the property:

- Large Steel 21 Stall Barn with 4 grooming stalls, 2 wash stalls, tack room, office area, 2nd floor Office/Living area, Laundry, Hot & Cold water
- 4 Stall Barnmaster Barn with 12'x 32' covered area
- Covered Riding Ring. Steel, Lighted 175' by 120' Area
- Covered Equipment Bay
- Hay Barn (40' by 20')
- 2 Wooden Sheds for storage

A2. We have a soil evaluation test completed Nov 24, 2025 to identify a 5 bedroom Septic area in the land behind the indoor riding arena.

A5. The property has buried EIS which are shown on the December 2024 Survey.

A9. Whilst we have never buried animals on the property, as a long-standing horse farm, it is possible that prior owners may have buried animals on-site.

A.10. Water areas are shown on the December 2024 Survey

A11. There is a private well on the property. No details available

A12.

- For 310 Ever After lane, there is a septic onsite used for the facilities in the barn. Tank was last emptied March 6th, 2024. This is a type IIIb system and requires a Chatham county compliance inspection every 5 years . Last county inspection was on 6/7/2021.
- For 240 Ever After Lane, there is a drip system septic. This is monitored by the State and is inspected every 6 months by David Brantley Septic. The permit number is WQ0023616 issued March 26, 2018 and subject to renewal on April 3, 2028. My understanding is that this is a 4-bedroom permit.

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B1. When we purchased the property in March 2022 a standard title search was undertaken and an insurance policy with Standard Title LLC (underwriter Chicago Title Insurance Company)

B2. We have copies of the deed for the properties.

B4. The property was previously enrolled in the present use value tax for Chatham County. However, the property is no longer within this program and all taxes are fully paid to date.

B8. Prior to the sale, renovations were made on the property, however, all invoices have been paid in full.

B11. A gas tank from Jordan Oil (for 240 Ever After Lane) is leased.

B13. Access to the property is via Ever After Lane which is a private road with Easement (P.S. 2005-41)

C. A recent survey as of December 5th, 2024 is available. This shows the private road easement, Riparian Buffers, septic areas etc.

E10. The property backs onto the Jordan Lake Army Corps Land. Flood map number for this property is 3720070200K.

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