



Land Information Worksheet

NOTICE: This information worksheet is designed to assist all parties in collecting information about the property. The worksheet is not a substitute for any professional inspections or warranties that a buyer may wish to obtain. THIS IS NOT A DISCLOSURE. This worksheet is not intended to be used in connection with residential building lots.

This information worksheet is referenced in the Agreement for Purchase and Sale of Land (Form 580L-T) to (i) indicate that the information referenced herein is the type of information relevant to a property in the possession of a seller that they shall deliver to a buyer pursuant to Section 4 thereof, and, (ii) to provide an example of the types of matters a buyer may investigate regarding a property pursuant to Section 6(c) thereof.

Property Address: Blue Ridge Gemstone Mine Road, Spruce Pine, NC 28777

Owner: Emerald Village Inc,

Tax Parcel Number: 0777-00-47-3646, 13.1 acres; 0777-00-47-6689, 8.22 acres; 0777-00-57-7882, 1.3 acres

Do you as owner have any information regarding or are you aware of any information regarding the following:

Yes No Unknown

A. Physical Aspects

- 1. Current or past soil evaluation test (agricultural, septic or otherwise)
2. Caves, mineshafts, tunnels, fissures or open or abandoned wells
3. Erosion, sliding, soil settlement/expansion, fill or earth movement
4. Communication, power or utility lines
5. Pipelines (natural gas, petroleum, other)
6. Landfill operations
7. Drainage, grade issues, flooding or conditions conducive to flooding
8. Dampness/moisture other than around river, streams, lakes, etc.
9. Gravesites, pet cemeteries or animal burial pits
10. Rivers, lakes, ponds, creeks, streams or springs
11. Wells
12. Existing Septic System
13. Commercial or industrial uses causing noxious fumes or odors

B. Legal/Land Use Aspects

- 1. Current or past title insurance policy or title search



Yes No Unknown

- 2. Copy of deed(s) for property
- 3. Forfeiture or transfer of rights (mineral, timber, development, etc.)
- 4. Government administered programs or allotments
- 5. Septic permits (current or expired)
- 6. Rollback or other tax deferral recaptures upon sale
- 7. Litigation or estate proceeding affecting ownership or boundaries
- 8. Notices from governmental or quasi-governmental authorities related to the property ..
- 9. Private use restrictions or other protective covenants, conditions and restrictions
- 10. 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: _____
- 11. Jurisdictional government land use authority (city or county)
 - i. Name: MITCHELL COUNTY
- 12. Current zoning: NONE
- 13. Schools (names): _____ (elementary)
 _____ (middle)
 _____ (high)
- 14. Fees or leases for use of any system or item on property
- 15. Location within a government designated disaster evacuation zone (e.g. hurricane, nuclear facility, hazardous chemical facility, hazardous waste facility)
- 16. Access (legal and physical) other than by direct frontage on a public road
 - i. Access via easement
 - ii. Access via private road

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C. Survey/Boundary Aspects

- 1. Current or past survey
- 2. Approximate acreage: 20
- 3. Wooded Acreage _____; Cleared Acreage _____
- 4. Encroachments
- 5. Public or private use paths or roadways rights of way/easement(s)
- i. 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. Riparian Buffers

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D. Agricultural, Timber, Mineral Aspects

- 1. Agricultural Status (e.g. forestry deferral)
- 2. Licenses, leases or usage permits granted for, but not limited to, crops, minerals or mineral rights, oil and gas rights, hunting, water, grazing or timber
- 3. Owner farming
- 4. Harvest impact
- 5. Diagnosis or treatment for vegetative disease or insect infestation
- 6. Timber cruises or other timber related reports
- 7. Timber harvest within past 25 years
- i. If yes, monitored by Registered Forester?
- ii. If replanted, what species: _____
- iii. Years planted: _____

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E. Environmental Aspects

- | | | | |
|--|--------------------------|-------------------------------------|--------------------------|
| 1. Current or past Phase I, Phase II or Phase III Environmental Site Assessment(s) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Abandoned or junk motor vehicles or equipment of any kind | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Illegal/methamphetamine uses? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Federal or State listed species <input type="checkbox"/> Plants <input type="checkbox"/> Animals | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Government sponsored clean-up of the property | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Groundwater, surface water or well water contamination <input type="checkbox"/> Current <input type="checkbox"/> Previous | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. Previous commercial or industrial uses | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. Wetlands | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| i. Permits or certifications related to Wetlands | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| ii. Coast areas of environmental concern | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. The use of, burial, storage or presence of on the property or in any structure on the property: | | | |
| i. Asbestos | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| ii. Benzene | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| iii. Fuel/chemical storage | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| iv. Paint <input type="checkbox"/> Lead based paint <input type="checkbox"/> Other paint/solvents | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| v. Methane gas | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| vi. Pesticides | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| vii. Radioactive material | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| viii. Radon gas | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| ix. Underground or above ground storage tank(s) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| x. Agricultural chemical storage (above or under ground) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

F. Utilities

<input type="checkbox"/>	Water _____	Tap Fee	<input type="checkbox"/> paid <input type="checkbox"/> not paid	Available location: _____
<input type="checkbox"/>	Sewer _____	Tap Fee	<input type="checkbox"/> paid <input type="checkbox"/> not paid	Available location: _____
<input type="checkbox"/>	Gas _____	Tap Fee	<input type="checkbox"/> paid <input type="checkbox"/> not paid	Available location: _____
<input type="checkbox"/>	Electricity <u>FRENCH BROAD</u>			Available location: _____
<input type="checkbox"/>	Cable _____			Available location: _____
<input type="checkbox"/>	Fiber Optic _____			Available location: _____
<input type="checkbox"/>	Telephone _____			Available location: _____
<input checked="" type="checkbox"/>	Private well			Available location: _____
<input checked="" type="checkbox"/>	Shared private well or community well			Available location: _____
<input type="checkbox"/>	Hauled water _____			Available location: _____

