

Initial Application Date: 09/11/06

Application # 6050015730

COUNTY OF HARNETT LAND USE APPLICATION

Central Permitting 108 E. Front Street, Lillington, NC 27546 Phone: (910) 893-7525 Fax: (910) 893-2793 www.harnett.org

Applicant: Bill Buchanan (LEADER)
LANDOWNER: BILL BUCHANAN (HOMES) Mailing Address: 121 E. Davison Lk Rd.

City: Metemora State: MI Zip: 48855 Home #: 2489693542 Contact #: Bill

APPLICANT: Investment Choices LLC Mailing Address: 1901 Buck Rowland Dr

City: Ferguson Virginia State: VA Zip: 27520 Home #: _____ Contact #: _____

*Please fill out applicant information if different than landowner

PROPERTY LOCATION: State Road #: 1437 State Road Name: 73 RIVERSTONE DR. (Ballard)

Parcel: 08 0652 0025 00 PIN: 0652-562361000 (60 AC)

Zoning: BA20P Subdivision: RIVERSTONE Lot #: 2 Lot Size: 90x303

Flood Plain: X Panel: 50 Watershed: III Deed Book/Page: 0TP Plat Book/Page: 2005/1021

SPECIFIC DIRECTIONS TO THE PROPERTY FROM LILLINGTON: SOUTH OF HARNETT CENTRAL RD (SR1403) & EAST OF BALLARD RD (SR1437)

PROPOSED USE:

- Circle: Crawl Space Slab
- SFD (Size 51 x 47) # Bedrooms 3 # Baths 2 Basement (w/wo bath) _____ Garage X Deck X
 - Modular: ___ On frame ___ Off frame (Size ___ x ___) # Bedrooms ___ # Baths ___ Garage ___ (site built? ___) Deck ___ (site built? ___)
 - Multi-Family Dwelling No. Units _____ No. Bedrooms/Unit _____
 - Manufactured Home: ___ SW ___ DW ___ TW (Size ___ x ___) # Bedrooms ___ Garage ___ (site built? ___) Deck ___ (site built? ___)
 - Business Sq. Ft. Retail Space _____ Type _____ # Employees: _____ Hours of Operation: _____
 - Industry Sq. Ft. _____ Type _____ # Employees: _____ Hours of Operation: _____
 - Church Seating Capacity _____ # Bathrooms _____ Kitchen _____
 - Home Occupation (Size ___ x ___) # Rooms _____ Use _____ Hours of Operation: _____
 - Accessory/Other (Size ___ x ___) Use _____
 - Addition to Existing Building (Size ___ x ___) Use _____ Closets in addition (___)yes (___)no

Water Supply: County () Well (No. dwellings ___) () Other

Sewage Supply: New Septic Tank (Need to fill out New Tank Checklist) () Existing Septic Tank () County Sewer () Other

Property owner of this tract of land own land that contains a manufactured home w/in five hundred feet (500') of tract listed above? () YES () NO

Structures on this tract of land: Single family dwellings 2 Manufactured Homes 2 Other (specify) 2

Required Residential Property Line Setbacks: Comments: OWNER/BUILDER

Front	Minimum	<u>35</u>	Actual	<u>35</u>
Rear	<u>25</u>		<u>205</u>	
Side	<u>10</u>		<u>19</u>	
Corner/Sidestreet	<u>20</u>		<u>0</u>	
Nearest Building on same lot	<u>10</u>		<u>0</u>	

If permits are granted I agree to conform to all ordinances and the laws of the State of North Carolina regulating such work and the specifications of plans submitted. I hereby state that the foregoing statements are accurate and correct to the best of my knowledge. This permit is subject to revocation if false information is provided on this form.

B. Buchanan (LEADER)
(HOMES)

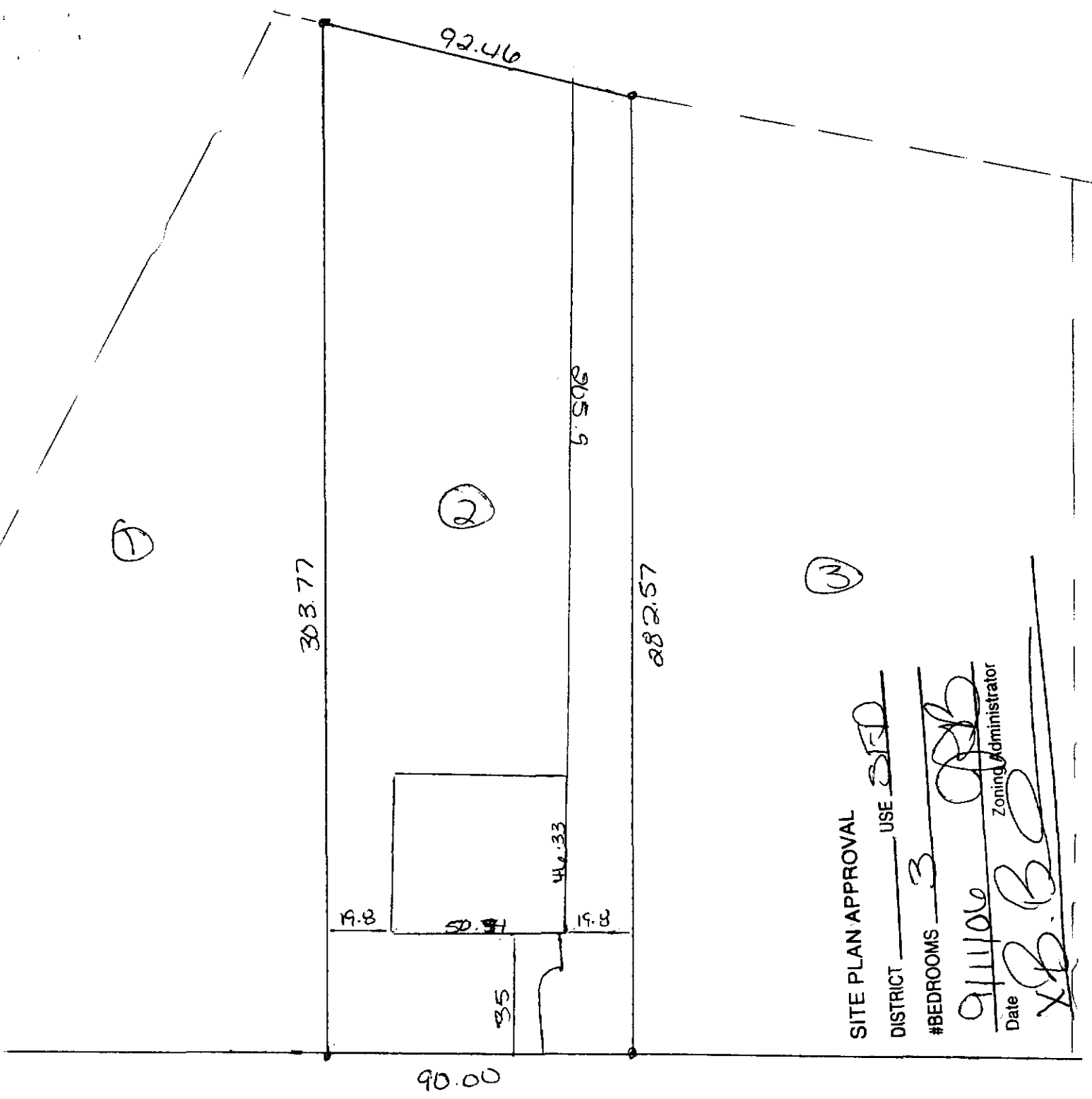
09/11/06
Date

Signature of Owner or Owner's Agent

This application expires 6 months from the initial date if no permits have been issued

A RECORDED SURVEY MAP, RECORDED DEED (OR OFFER TO PURCHASE) AND PLAT ARE REQUIRED WHEN APPLYING FOR LAND USE APPLICATION

Please use Blue or Black ink ONLY



Riverstone Drive
50' Public R/W

SITE PLAN APPROVAL
 DISTRICT USE SFD
 #BEDROOMS 3
 Date 9/11/06
X.P.B. Zoning Administrator

Crabtree
Ct.

OWNER NAME: BILL BUCHAN

APPLICATION #: 0050015730

This application to be filled out only when applying for a new septic system.

County Health Department Application for Improvement Permit and/or Authorization to Construct

IF THE INFORMATION IN THIS APPLICATION IS FALSIFIED, CHANGED, OR THE SITE IS ALTERED, THEN THE IMPROVEMENT PERMIT OR AUTHORIZATION TO CONSTRUCT SHALL BECOME INVALID. The permit is valid for either 60 months or without expiration depending upon documentation submitted. (complete site plan = 60 months; complete plat = without expiration)

DEVELOPMENT INFORMATION

- New single family residence
- Expansion of existing system
- Repair to malfunctioning sewage disposal system
- Non-residential type of structure

WATER SUPPLY

- New well
- Existing well
- Community well
- Public water
- Spring

Are there any existing wells, springs, or existing waterlines on this property? yes no unknown

SEPTIC

If applying for authorization to construct please indicate desired system type(s): can be ranked in order of preference, must choose one.

- Accepted Innovative
- Alternative Other
- Conventional Any

The applicant shall notify the local health department upon submittal of this application if any of the following apply to the property in question. If the answer is "yes", applicant must attach supporting documentation.

- YES NO Does The Site Contain Any Jurisdictional Wetlands?
- YES NO Does The Site Contain Any Existing Wastewater Systems?
- YES NO Is Any Wastewater Going To Be Generated On The Site Other Than Domestic Sewage?
- YES NO Is The Site Subject To Approval By Any Other Public Agency?
- YES NO Are There Any Easements Or Right Of Ways On This Property?

I Have Read This Application And Certify That The Information Provided Herein Is True, Complete And Correct.

Authorized County And State Officials Are Granted Right Of Entry To Conduct Necessary Inspections To Determine Compliance With Applicable Laws And Rules. I Understand That I Am Solely Responsible For The Proper Identification And Labeling Of All Property Lines And Corners And Making The Site Accessible So That A Complete Site Evaluation Can Be Performed.

B. Buchanan

PROPERTY OWNERS OR OWNERS LEGAL REPRESENTATIVE SIGNATURE (REQUIRED)

09/11/06
DATE

Harnett County Central Permitting Department

PO Box 65, Lillington, NC 27546
910-893-7525

Call center
center

X

Environmental Health New Septic Systems Test

Environmental Health Code 800

- Place "property flags" on each corner iron of lot. All property lines must be clearly flagged approximately every 50 feet between corners.
- Place "house corner flags" at each corner of where the house/manufactured home will sit. Use additional flagging to outline driveways, garages, decks, out buildings, swimming pools, etc.
- Place flags at locations as developed on site plan by Customer Service Technician and you.
- Place Environmental Health "orange" card in location that is easily viewed from road.
- If property is thickly wooded, Environmental Health requires that you clean out the undergrowth to allow the soil evaluation to be performed. Inspectors should be able to walk freely around site. *No grading of property should be done.*
- After preparing proposed site call the voice permitting system at 910-893-7525 and give code **800** for Environmental Health confirmation. **Please note confirmation number given at end of recording for proof of request.**
- Use Click2Gov or IVR to hear results. Once approved, proceed to Central Permitting for permits.

Environmental Health Existing Tank Inspections

Environmental Health Code 800

- Place Environmental Health "orange" card in location that is easily viewed from road. Follow above instructions for placing flags on property.
- Prepare for inspection by removing soil over door as diagram indicates. Loosen trap door cover. (Unless inspection is for a septic tank in a mobile home park)
- After preparing trapdoor call the voice permitting system at 910-893-7525 and give code **800** for Environmental Health confirmation. **Please note confirmation number given at end of recording for proof of request.**
- Use Click2Gov or IVR to hear results. Once approved, proceed to Central Permitting for remaining permits.

Health and Sanitation Inspections

- After submitting plans for food and lodging to Central Permitting, please allow approximately 7-10 working days for plan status. Use Click2Gov or IVR to hear results.
- Once all plans are approved, proceed to Central Permitting for remaining permits.

Fire Marshal Inspections

- After submitting plans for Fire Marshal review to Central Permitting, please allow approximately 7-10 working days for approval. Use Click2Gov or IVR to hear results. Once all plans are approved, proceed to Central Permitting for permits.
- Fire Marshal's letter must be placed on job site until work is completed.

Public Utilities

- Place stake with "orange" tape/name thirty feet (30) from the center of the road at the location you wish to have water tap installed.
- Allow four to six weeks after application for water/sewer taps. Call Utilities at 893-7575 for technical assistance.

Building Inspections

- After submitting plans for Building Inspections, please allow approximately 3 working days for review. Use Click2Gov or IVR to hear results. Once all plans are approved, proceed to Central Permitting for permits.
- For new housing/set up permits must meet E 911 / Addressing guidelines prior to scheduling final inspection.
- Use Click2Gov or IVR to hear results.

E911 Addressing

Addressing Confirmation Code 814

- Address numbers shall be mounted on the house, 3 inches high (5" for commercial).
- Numbers must be a contrasting color from house, must be clearly visible night and day at entrance of driveway if home is 100 ft or more from road, or if mailbox is on opposite side of road.
- Once you purchase permits and footing inspection has been approved call the voice permitting system at 910-893-7525 and give code **814** for address confirmation. This must be called in even if you have contacted E911 for verbal confirmation.

• **Inspection results can be viewed online at <http://www.harnett.org/services-213.asp> then select Click2Gov**

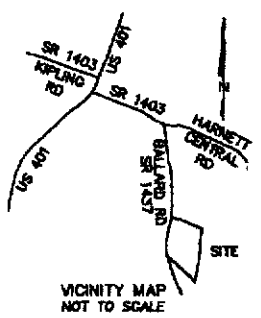
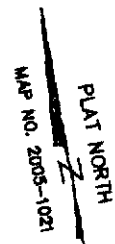
Applicant/Owner Signature

[Handwritten Signature]

Date

09/11/09

PROPOSED PLOT PLAN FOR
LEADER HOMES, INC.
LOT 2, RIVERSTONE SUBDIVISION
MAP NO. 2005-1021
BLACK RIVER TOWNSHIP
HARNETT COUNTY N.C.

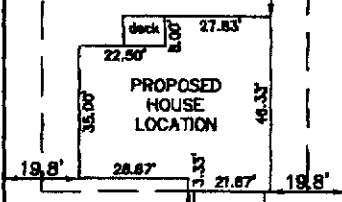


10.27' S 66°08'37" E 92.46'
-3.03' S 66°08'27" E

②
26,385 SQ. FT.
0.61 AC.

N 10°35'08" E 303.77'
205.9'
282.57'
S 10°35'08" W

MIN. BLDG. SETBACKS
(MAP NO. 2005-1021)
FRONT 35'
SIDE 10'
REAR 25'
CORNER SIDE 20'



N 79°24'52" W 90.00'

*Not to
Scale*

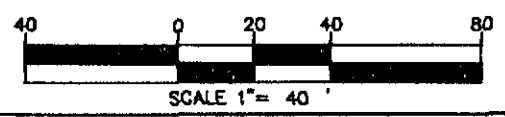
RIVERSTONE DRIVE

50' PUBLIC R/W

CRABTREE CT.

73 RIVERSTONE DR.

THOMPSON and ASSOCIATES, P.A.
153 HOLLY SPRINGS ROAD
HOLLY SPRINGS, NC 27540
(919) 577-0808 FAX (919) 577-0609



28.67
21.67
50.34

OWNER/BUILDER: BILL BUCHAN

VACANT LOT OFFER TO PURCHASE AND CONTRACT

NOTE: This contract is intended for use only for lots which have been developed pursuant to a Subdivision Ordinance adopted by a City or County and for which a plat has been recorded in the Office of the Register of Deeds in the county in which the property is located. If Seller is Buyer's builder and the sale involves the construction of a new single family dwelling prior to closing, use the standard Offer to Purchase and Contract (Form 2) with the New Construction Addendum (Form 2A3).

Leader Homes Inc. as Buyer, hereby offers to purchase and Investment Choices IV, LLC as Seller, upon acceptance of said offer, agrees to sell and convey, all of that plot, piece or parcel of land described below (hereafter referred to as the "Property"), upon the following terms and conditions:

1. REAL PROPERTY: Located in the City of Rural Harnett County, County of Harnett, State of North Carolina, being known as and more particularly described as: Street Address Lots 2,7,8,13,14 Riverstone Subdivision As recorded on map 2006-306 Harnett Co registry Zip 27526 Subdivision Name Riverstone Plat Reference: Lot 2,7,8,13,14, Block or Section N/A as shown on Plat Book or Slide 2006 at Page(s) 306 (Property acquired by Seller in Deed Book 2197 at Page 406).

NOTE: Prior to signing this Vacant Lot Offer to Purchase and Contract, Buyer is advised to review Restrictive Covenants, if any, which may limit the use of the Property, and to read the Declaration of Restrictive Covenants, By-Laws, Articles of Incorporation, Rules and Regulations, and other governing documents of the owners' association and/or the subdivision, if applicable.

2. PURCHASE PRICE: The purchase price is \$ 162,500 (\$32,500 Per Lot) and shall be paid as follows:

(a) \$ 1,000.00 EARNEST MONEY DEPOSIT with this offer by [] cash [] personal check [] bank check [X] certified check [] other: N/A to be deposited and held in escrow by RE/MAX Executives ("Escrow Agent") until the sale is closed, at which time it will be credited to Buyer, or until this contract is otherwise terminated. In the event: (1) this offer is not accepted; or (2) any of the conditions hereto are not satisfied, then all earnest monies shall be returned to Buyer. In the event of breach of this contract by Seller, upon Buyer's request, all earnest monies shall be returned to Buyer, but such return shall not affect any other remedies available to Buyer for such breach. In the event this offer is accepted and Buyer breaches this contract, then all earnest monies shall be forfeited upon Seller's request, but receipt of such forfeited earnest monies shall not affect any other remedies available to Seller for such breach.

NOTE: In the event of a dispute between Seller and Buyer over the return or forfeiture of earnest money held in escrow by a broker, the broker is required by state law to retain said earnest money in the broker's trust or escrow account until a written release from the parties consenting to its disposition has been obtained or until disbursement is ordered by a court of competent jurisdiction.

(b) \$ N/A, ADDITIONAL EARNEST MONEY DEPOSIT to be paid to Escrow Agent no later than N/A, TIME BEING OF THE ESSENCE WITH REGARD TO SAID DATE. (c) \$ N/A, BY ASSUMPTION of the unpaid principal balance and all obligations of Seller on the existing loan(s) secured by a deed of trust on the Property in accordance with the attached Loan Assumption Addendum. (d) \$ N/A, BY SELLER FINANCING in accordance with the attached Seller Financing Addendum. (e) \$ 161,500, BALANCE of the purchase price in cash at Closing *Per Addendum "1"

3. CONDITIONS: (State N/A in each blank that is not a condition to this contract.) (a) Buyer must be able to obtain a [] Conventional [] Other: N/A loan at a [] Fixed Rate [] Adjustable Rate in the principal amount of N/A for a term of N/A year(s), at an initial interest rate not to exceed N/A % per annum, with mortgage loan discount points not to exceed N/A % of the loan amount. Buyer shall apply for said loan within N/A days of the Effective Date of this contract. Buyer shall use Buyer's best efforts to secure the lender's customary loan commitment letter on or before N/A and to satisfy all terms and conditions of the loan commitment letter by Closing. After the above letter date, Seller may request in writing from Buyer a copy



This form jointly approved by: North Carolina Bar Association North Carolina Association of REALTORS®, Inc.



STANDARD FORM 12-T © 7/2003

Buyer Initials _____ Seller Initials DOK _____



HARNETT COUNTY TAX ID#

08-0052-0025-06.

12-1-06 BY SJCB

FOR REGISTRATION REGISTER OF DEEDS
KIMBERLY S. HARGROVE
HARNETT COUNTY, NC
2006 DEC 01 03:09:29 PM
BK: 2312 PG: 870-872 FEE: \$17.00
NC REV STAMP: \$65.00
INSTRUMENT # 2006022646

Excise Tax: \$ 65.00

Tax Lot No. 0063121

Parcel Identifier No.

Mail after recording to: *GRANTEE*

This instrument was prepared by: David N. Bryan, P.A., P.O. Box 1238, Holly Springs, NC 27540-1238

Brief Description for the Index: **Lot 2, Riverstone Subdivision**

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 27 day of November, 2006, by and between

GRANTOR	GRANTEE
Investment Choices IV, LLC, a North Carolina Limited Liability Company	Leader Homes, Inc., a North Carolina Corporation
*	*172 Lumina Place Holly Springs, NC 27540

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Harnett County, North Carolina, and more particularly described as follows:

BEING all of Lot 2, Riverstone Subdivision, as shown on that map recorded in Map Book 2005 at Page 1021, Harnett County Registry, North Carolina.