

Initial Application Date: 1-16-07

Application # 00-500159432

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
LANDOWNER:

R & R ENTERPRISES OF FAY Mailing Address: 5431 RODWELL ROAD

City: FAYETTEVILLE State: NC Zip: 28311 Home #: (910)488-1688 Contact #: (910)391-2079

Owner: Southeast Dev of Cumberland Mailing Address: 438 Swan Island Ct

City: Fayetteville State: NC Zip: 28311 Home #: _____ Contact #: _____

*Please fill out applicant information if different than landowner

PROPERTY LOCATION: State Road #: 1116 State Road Name: DOCS ROAD

Parcel: 030507 0226 43 PIN: 0506-15-9104.000

Zoning: RA-20R Subdivision: COLONIAL HILLS OTP Lot #: 69 Lot Size: .54 AC

Flood Plain: X Panel: 0150 Watershed: N/A Deed Book/Page: 02322/0939 Plat Book/Page: 2004/541

SPECIFIC DIRECTIONS TO THE PROPERTY FROM LILLINGTON: HWY 27 OUT OF LILLINGTON

RIGHT LEFT ON DOCS ROAD. RIGHT ON COLONIAL HILLS DR.

PROPOSED USE:

Circle:

- SFD (Size 42 x 58) # Bedrooms 3 # Baths 2 Basement (w/wo bath) N/A Garage Y Deck N/A Crawl Space (Slab)
- 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 (Must 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 1 prop Manufactured Homes ___ Other (specify) ___

Required Residential Property Line Setbacks:

Comments: 1/16/07

Front	Minimum	<u>35</u>	Actual	<u>37</u>
Rear		<u>25</u>		<u>86</u>
Side		<u>10</u>		<u>40+</u>
Sidestreet/corner lot		<u>20</u>		<u>N/A</u>
Nearest Building on same lot		<u>10</u>		<u>N/A</u>

New owner, New applicant, new sit plan

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.

Keith Reid

1-12-07

Signature of Owner or Owner's Agent

Date

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

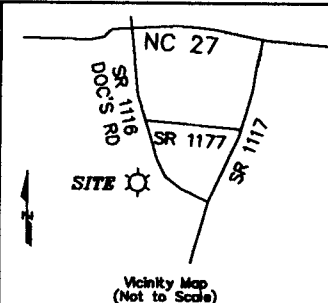
Please use Blue or Black Ink ONLY

PRELIMINARY PLAT NOT FOR RECORDATION, SALES OR CONVEYANCES.

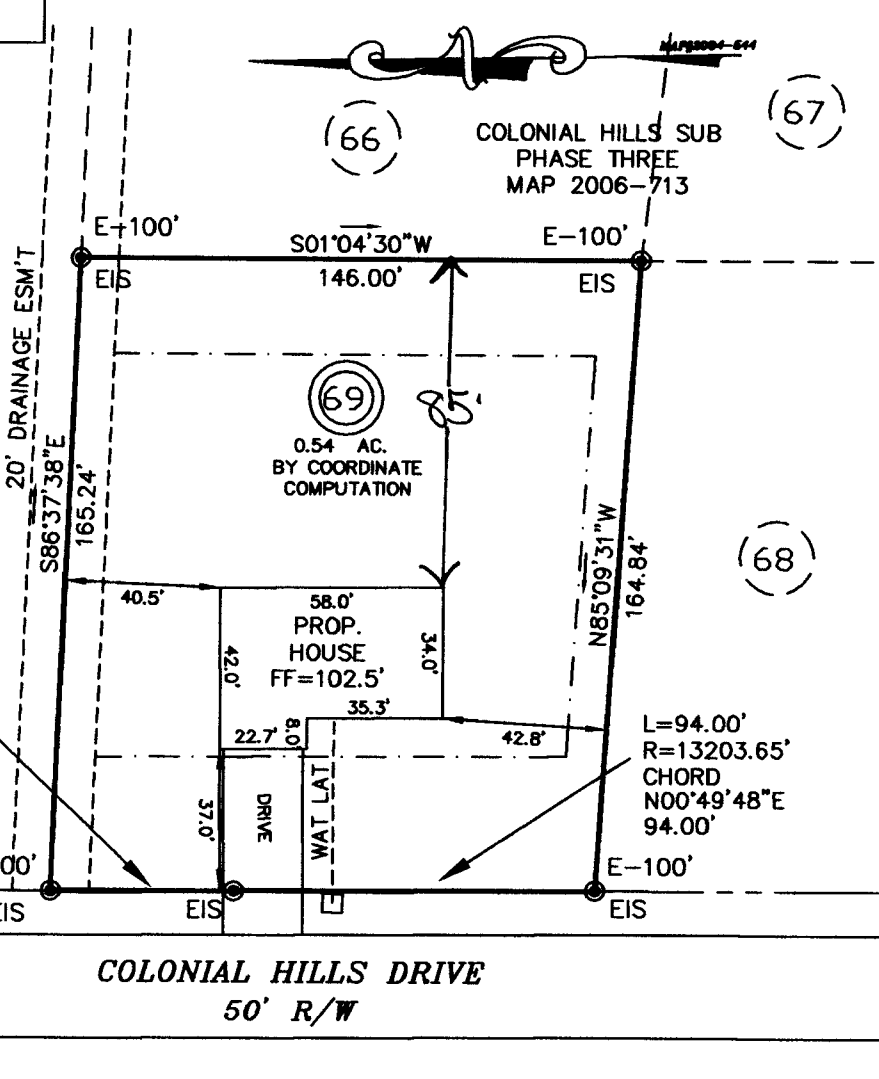
LEGEND:

- EIS - EXISTING IRON STAKE
- ISS - IRON STAKE SET
- R/W - RIGHT OF WAY
- DB - DEED BOOK
- PB - PLAT BOOK
- PG - PAGE
- PROPERTY LINE
- R/W ADJUNCTION
- SETBACK
- EASEMENT

1. THIS PLAN IS FOR LOCATION PURPOSES ONLY. BUILDER SHOULD VERIFY FOUNDATION INFORMATION WITH PLANS BEFORE CONSTRUCTION BEGINS.
2. THERE IS NO NCGS MONUMENTS FOUND WITHIN 2000' OF SITE.
3. PROPERTY SUBJECT TO EASEMENT AND COVENANTS OF RECORD NO TITLE SEARCH PERFORMED.
4. ALL DISTANCES ARE MEASURED IN FEET.



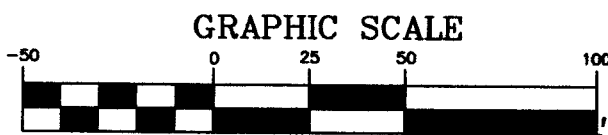
Revision
SITE PLAN APPROVAL
DISTRICT REEOR USE SED
#BEDROOMS 3
 Date: 1/11/07
 Zoning Administrator: [Signature]



L=47.80'
 R=7465.07'
 CHORD
 N00°48'34"E
 47.80'

L=94.00'
 R=13203.65'
 CHORD
 N00°49'48"E
 94.00'

COLONIAL HILLS DRIVE
 50' R/W

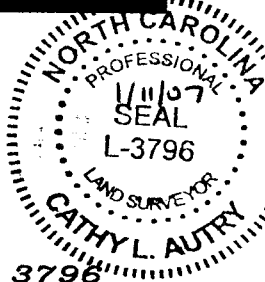


(IN FEET)
 1 inch = 50 ft.

-SITE PLAN FOR-

R & R ENTERPRISES OF FAYETTEVILLE, LLC
SUBDIVISION - COLONIAL HILLS SUBDIVISION
MAP #2004-544
PIN 0506-15-9104.000

BARBECUE TWP
 HARNETT COUNTY
 NORTH CAROLINA
 SCALE = 1" = 50'
 JAN. 11, 2007



I, Cathy L. Autry, certify that this plat was drawn under my supervision from an actual survey made under my supervision, description recorded in Map #2004-544, that the ratio of precision as calculated by latitudes and departures meets or exceeds 1/10,000, that the boundaries not surveyed are shown as broken lines plotted from information found in books referenced, that this map was NOT prepared in accordance with G.S. 47-30 as amended.
 Witness my hand and official seal this 11th day of Jan, A.D., 2007.

CATHY L. AUTRY, PLS 3796
 3946 A SUNNYSIDE SCHOOL ROAD
 FAYETTEVILLE, NC 28312
 PHONE - (910) 483-5536

Cathy L. Autry
 Cathy L. Autry, PLS. L-3796

OWNER NAME: RBR ENTERPRISES

APPLICATION #: DU-50015943R

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?
- YES NO Does the site contain any existing water, cable, phone or underground electric lines?
If yes please call No Cuts at 800-632-4949 to locate the lines. This is a free service

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.

Keith Reid
PROPERTY OWNERS OR OWNERS LEGAL REPRESENTATIVE SIGNATURE (REQUIRED)

1-12-07
DATE

Harnett County Central Permitting Department

PO Box 65, Lillington, NC 27546

910-893-7525

Environmental Health New Septic Systems Test

Environmental Health Code 800

notification permit confirmation #

- 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.*
- Call No Cuts to locate utility lines prior to scheduling inspection. 800-632-4949 (This is a free service)
- 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. Check Click2Gov for results and address.

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

Applicant/Owner Signature *Heath Reed* Date 1-16-07

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
CONSTRUCTION STANDARDS CERTIFICATION
APPROVED **R.P. STONE**
DISTRICT ENGINEER
DATE: **5-24-04**

NOTE: Only NCOTI approved structures are to be manufactured on public right-of-way.

NOTE: A 15' CONSTRUCTION BASEMENT SHALL BE MEASURED ON NOTY SHIMS TO ALL PROPOSED STREETS.

ROAD NAMES HAVE BEEN REVIEWED AND APPROVED BY E-911
Approved By: *[Signature]*
Date: **11-4-03**

CURVE	RADIUS	CHORD	CH BEARING
C-1	1325.00'	34.78'	A 27°33'09"W
C-2	13203.65'	94.00'	N 00°49'44"E
C-3	13203.65'	94.00'	N 00°49'44"E
C-4	7485.00'	47.90'	N 00°48'34"E

COURSE	BEARING	INSTANCE
D-E	S 05°22'15"W	85.43'
C-1	S 02°58'54"W	630.11'
RA1	S 74°00'07"W	310.32'
LEW	S 82°02'29"W	444.42'
L-G	S 07°10'49"W	285.01'
RA2	S 13°30'48"W	122.51'
LEW	S 05°01'21"W	108.91'

NOTE: No P.C., S.C., M.C., or other such United States monuments were used in the survey. In lieu of such monuments, corners of adjoining properties, and/or other appropriate natural monuments were used as reference.

NOTE: This is a plat of a subdivision and does not establish bearings or distances.

NOTE: No Right of Way shall be placed at all street intersections as shown herein.

Joyce Riggs
D.B. 1578, Pg. 86
M.B. 7, Pg. 142
PH: 0506-36-3067

Elwood Bentley
D.B. 817, Pg. 811
PH: 0506-26-7051

Elwood Bentley
D.B. 729, Pg. 223
PH: 0506-25-4729

Roger Warren Jurgensen-Curtis
D.B. 988, Pg. 13
PH: 0506-25-9813

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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).

RANDR ENTERPRISES OF FAYETTEVILLE LLC

Buyer, hereby offers to purchase and Southeast Development of Cumberland LLC

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:

REAL PROPERTY: Located in the City of Lillington, County of _____, State of North Carolina, being known as and more particularly described as: _____ Zip _____

Street Address _____ Subdivision Name Colonial Hills Block or Section _____ as shown on at Reference: Lot 29, 30, 68, 69 at Book or Slide _____ at Page(s) _____ (Property acquired by Seller in Deed Book _____ at Page _____)

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.

PURCHASE PRICE: The purchase price is \$ 90,000 and shall be paid as follows:

a) \$ 0 EARNEST MONEY DEPOSIT with this offer by [] cash [] personal check [] bank check [] certified check [] other: _____ to be deposited and held in escrow by _____ ("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) \$ 0 ADDITIONAL EARNEST MONEY DEPOSIT to be paid to Escrow Agent no later than _____ TIME BEING OF THE ESSENCE WITH REGARD TO SAID DATE.

c) \$ _____ 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) \$ _____ BY SELLER FINANCING in accordance with the attached Seller Financing Addendum.

e) \$ 90,000 BALANCE of the purchase price in cash at Closing.

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: _____ loan at a [] Fixed Rate [] Adjustable Rate in the principal amount of _____ for a term of _____ year(s), at an initial interest rate not to exceed _____ % per annum, with mortgage loan discount points not to exceed _____ % of the loan amount. Buyer shall apply for said loan within _____ days of the

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

Standard Form, 12-T, Vacant Lot Offer to Purchase and Contract, North Carolina Association of REALTORS®, Inc.

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Buyer(s) JK



Page 1 of 4 Seller(s) [Signature]

Effective Date of this contract. Buyer shall use Buyer's best efforts to secure the lender's customary loan commitment letter on or before JAN 10 2007 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 of the loan commitment letter. If Buyer fails to provide Seller a copy of the loan commitment letter or a written waiver of this loan condition within five days of receipt of Seller's request, Seller may terminate this contract by written notice to Buyer at any time thereafter, provided Seller has not then received a copy of the letter or the waiver.

- There must be no restriction, easement, zoning or other governmental regulation that would prevent the reasonable use of the Property for SINGLE family RESIDENTIAL purposes ("Intended Use").
- The Property must be in substantially the same or better condition at Closing as on the date of this offer, reasonable wear and tear excepted.
- All deeds of trust, liens and other charges against the Property, not assumed by Buyer, must be paid and satisfied by Seller prior to or at Closing such that cancellation may be promptly obtained following Closing. Seller shall remain obligated to obtain any such cancellations following Closing.
- Title must be delivered at Closing by GENERAL WARRANTY DEED unless otherwise stated herein, and must be fee simple marketable and insurable title, free of all encumbrances except: ad valorem taxes for the current year (prorated through the date of Closing); utility easements and unviolated restrictive covenants that do not materially affect the value of the Property; and such other encumbrances as may be assumed or specifically approved by Buyer. The Property must have legal access to a public right of way.

SPECIAL ASSESSMENTS: Seller warrants that there are no pending or confirmed governmental special assessments for sidewalk, paving, water, sewer, or other improvements on or adjoining the Property, and no pending or confirmed owners' association special assessments, except as follows:

Insert "None" or the identification of such assessments, if any.) Seller shall pay all owners' association assessments and all governmental assessments confirmed through the time of Closing, if any, and Buyer shall take title subject to all pending assessments, if any, unless otherwise agreed as follows:

PRORATIONS AND ADJUSTMENTS: Unless otherwise provided, the following items shall be prorated and either adjusted between the parties or paid at Closing: (a) Ad valorem taxes on real property shall be prorated on a calendar year basis through the date of Closing; (b) All late listing penalties, if any, shall be paid by Seller; (c) Rents, if any, for the Property shall be prorated through the date of Closing; (d) Owners' association dues and other like charges shall be prorated through the date of Closing. Seller represents that the regular owners' association dues, if any, are \$ _____ per _____

CLOSING EXPENSES: Buyer shall be responsible for all costs with respect to any loan obtained by Buyer. Buyer shall pay for recording the deed and for preparation and recording of all instruments required to secure the balance of the purchase price unpaid at Closing. Seller shall pay for preparation of a deed and all other documents necessary to perform Seller's obligations under this agreement, and for excise tax (revenue stamps) required by law. If Seller is to pay any of Buyer's expenses associated with the purchase of the Property, the amount thereof shall be \$ _____, excluding any portion disapproved by Buyer's lender.

EVIDENCE OF TITLE: Seller agrees to use his best efforts to deliver to Buyer as soon as reasonably possible after the Effective Date of this contract, copies of all title information in possession of or available to Seller, including but not limited to: title insurance policies, attorney's opinions on title, surveys, covenants, deeds, notes and deeds of trust and easements relating to the Property. Seller authorizes (1) any attorney presently or previously representing Seller to release and disclose any title insurance policy in such attorney's file to Buyer and both Buyer's and Seller's agents and attorneys, and (2) the Property's title insurer or its agent to release and disclose all materials in the Property's title insurer's (or title insurer's agent's) file to Buyer and both Buyer's and Seller's agents and attorneys.

LABOR AND MATERIAL: Seller shall furnish at Closing an affidavit and indemnification agreement in form satisfactory to Buyer showing that all labor and materials, if any, furnished to the Property within 120 days prior to the date of Closing have been paid for and agreeing to indemnify Buyer against all loss from any cause or claim arising therefrom.

CLOSING: Closing shall be defined as the date and time of recording of the deed. All parties agree to execute any and all documents and papers necessary in connection with Closing and transfer of title on or before JAN 31 2007 at a place designated by Buyer. The deed is to be made to ROK ENT of Fayetteville. **CLOSING SHALL CONSTITUTE ACCEPTANCE OF THE PROPERTY IN ITS THEN EXISTING CONDITION UNLESS PROVISION IS OTHERWISE MADE IN WRITING.**

POSSESSION: Unless otherwise provided herein, possession shall be delivered at Closing. No alterations, excavations, tree removal or other such activities may be done before possession is delivered.

SEWER SYSTEM (check only ONE):
 Buyer has investigated the costs and expenses to install the sewer system approved by the Improvement Permit attached hereto as Exhibit A and hereby approves and accepts said Improvement Permit.

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

Standard Form 1001, Vacant Lot Contract, Contract, North Carolina Association of REALTORS®, Inc.

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Buyer(s) AK

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Seller(s) 

Seller represents that the system has been installed, which representation survives Closing, but makes no further representations as to system. Buyer acknowledges receipt of the Improvement Permit attached hereto as Exhibit A. Buyer shall have the option of inspecting obtaining, at Buyer's expense, inspection(s) to determine the condition of the system. If the system is not performing the function for which intended and is in need of immediate repair, Buyer may terminate this Contract and the Earnest Money Deposit shall be refunded to Buyer. Buyer waives this condition unless Buyer provides written notice to Seller by _____ that this condition cannot be satisfied, time being of the essence.

This contract is contingent upon Buyer obtaining an Improvement Permit or written evaluation from the County Health Department (County") for a (check only ONE) conventional or other _____ ground absorption sewage system for a _____ bedroom home. All costs and expenses of obtaining such Permit or written evaluation shall be borne by Buyer, except Seller, by no later than _____, shall be responsible for clearing that portion of the Property required by the County to perform its tests and/or inspections. Buyer shall use Buyer's best efforts to obtain such permit or written evaluation. If the ground absorption sewage system is not allowed, Buyer may terminate this contract and the Earnest Money Deposit shall be refunded to Buyer. Buyer waives this condition unless Buyer provides written notice to Seller by _____ that this condition cannot be satisfied, time being of the essence.

Buyer has investigated and approved the availability, costs and expenses to connect to a public or community sewer system.

2. SOIL, WATER, UTILITIES AND ENVIRONMENTAL CONTINGENCY: This contract is contingent upon Buyer obtaining reports that (i) the soil is suitable for Buyer's Intended Use, (ii) utilities and water are available to the Property, (iii) there is no environmental contamination, law, rule or regulation that prohibits, restricts or limits Buyer's Intended Use, and (iv) there is no flood hazard that prohibits, restricts or limits Buyer's Intended Use (collectively the "Reports"). All costs and expenses of obtaining the reports shall be borne by Buyer. Buyer shall use Buyer's best efforts to obtain such Reports. If the Reports cannot be obtained, Buyer may terminate this contract and the Earnest Money Deposit shall be refunded to Buyer. Buyer waives this condition unless Buyer provides written notice to Seller by _____ that this condition cannot be satisfied, time being of the essence.

3. RIGHT OF ENTRY, RESTORATION AND INDEMNITY: Buyer and Buyer's agents and contractors shall have the right to enter upon the Property for the purpose of appraising the Property, and performing the tests and inspections permitted in Sections 11, 12 and 13 of this contract. If Buyer terminates this contract as provided herein, Buyer shall, at Buyer's expense, restore the Property to substantially its pre-entry condition within thirty days of contract termination. Buyer will indemnify and hold Seller harmless from all loss, damage, claims, suits or costs, which shall arise out of any contract, agreement, or injury to any person or property as a result of any activities of Buyer and Buyer's agents and contractors relating to the Property. This indemnity shall survive this contract and any termination hereof. Notwithstanding the foregoing, Seller shall be responsible for any loss, damage, claim, suit or cost arising out of pre-existing conditions of the Property and/or out of Seller's negligence or willful acts or omissions.

14. OTHER PROVISIONS AND CONDITIONS: (ITEMIZE ALL ADDENDA TO THIS CONTRACT AND ATTACH HERETO.)

15. RISK OF LOSS: The risk of loss or damage by fire or other casualty prior to Closing shall be upon Seller.

16. ASSIGNMENTS: This contract may not be assigned without the written consent of all parties, but if assigned by agreement, then this contract shall be binding on the assignee and his heirs and successors.

17. PARTIES: This contract shall be binding upon and shall inure to the benefit of the parties, i.e., Buyer and Seller and their heirs, successors and assigns. As used herein, words in the singular include the plural and the masculine includes the feminine and neuter genders, as appropriate.

18. SURVIVAL: If any provision herein contained which by its nature and effect is required to be observed, kept or performed after the Closing, it shall survive the Closing and remain binding upon and for the benefit of the parties hereto until fully observed, kept or performed.

19. ENTIRE AGREEMENT: This contract contains the entire agreement of the parties and there are no representations, inducements or other provisions other than those expressed herein. All changes, additions or deletions hereto must be in writing and signed by all parties. Nothing contained herein shall alter any agreement between a REALTOR® or broker and Seller or Buyer as contained in any listing agreement, buyer agency agreement, or any other agency agreement between them.


20. NOTICE AND EXECUTION: Any notice or communication to be given to a party herein may be given to the party or to such party's agent. This offer shall become a binding contract (the "Effective Date") when signed by both Buyer and Seller and such signing is communicated to the offering party. This contract is executed under seal in signed multiple originals, all of which together constitute one and the same instrument, with a signed original being retained by each party and each REALTOR® or broker hereto, and the parties adopt the word "SEAL" beside their signatures below.

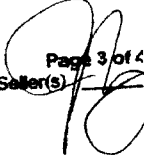
Buyer acknowledges having made an on-site personal examination of the Property prior to the making of this offer.

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

Standard Form 12-T, Vacant Lot Offer to Purchase and Contract, North Carolina Association of REALTORS®, Inc.

7/2003
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Buyer(s) 

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Seller(s) 

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. IF YOU DO NOT UNDERSTAND THIS FORM OR FEEL THAT IT DOES NOT PROVIDE
FOR YOUR LEGAL NEEDS, YOU SHOULD CONSULT A NORTH CAROLINA REAL ESTATE ATTORNEY BEFORE YOU
SIGN IT.

BUYER Keith Reed DATE 12-29-06 (SEAL)

SELLER [Signature] DATE 12-29-06 (SEAL)

~~Buyer Agent acknowledges receipt of the earnest money and agrees to hold and disburse the same in accordance with the terms hereof.~~

~~By: _____ Firm: _____
(Signature)~~

~~Selling Agent/Firm/Phone _____ Acting as Buyer's Agent Seller's (sub)Agent Dual Agent~~

~~Listing Agent/Firm/Phone _____ Acting as Seller's (sub)Agent Dual Agent~~