

Initial Application Date: 3-22-07

Application # 0750017174

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: Premier Investments LLC Mailing Address: PO Box 8466
City: Rocky Mount State: NC Zip: 27804 Home #: (919) 497-7770 Contact #: Johnny cell 919 390 8874
Landowner: EM Development Inc. Mailing Address: PO Box 326
City: Zebulon State: NC Zip: 27597 Home #: (919) 421-7906 Contact #: _____

*Please fill out applicant information if different than landowner

PROPERTY LOCATION: State Road #: 1229 State Road Name: 125 Mystic Lane McDougald Rd

Parcel: 10 0549 0174 07 PIN: 0630-50-4333.000

Zoning: RA30 Subdivision: Ava's Ridge Lot #: 7 Lot Size: .764 Ac

Flood Plain: X Panel: 620 Watershed: N/A Deed Book/Page: 2026/434 Plat Book/Page: 2005/987

SPECIFIC DIRECTIONS TO THE PROPERTY FROM LILLINGTON: North 421, Left on Old US 421
Left on McDougald Rd, left on 2 miles Ava's Ridge on Left

PROPOSED USE: 47x36 71x36 included

- SFD (Size 71x34') # Bedrooms 3 # Baths 2 Basement (w/wo bath) _____ Garage Deck _____ 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 1/10P Manufactured Homes _____ Other (specify) _____

Required Residential Property Line Setbacks: Comments: _____

Front	Minimum	Actual	Comments
	35	<u>98' 103'</u>	<u>3/23 site plan was wrong so submitted new to Recor</u>
Rear	25	<u>180'</u>	
Side	10	<u>11/227</u>	
Sidestreet/corner lot	20	<u>/</u>	
Nearest Building on same lot	10	<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.

[Signature]
Signature of Owner or Owner's Agent

3/21/07
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



FOR REGISTRATION REGISTERED OFFICER
 KIMBERLY B. HARGROVE
 HARNETT COUNTY, NC
 2007 MAR 15 03:44:33 PM
 BK: 2352 PG: 427-430 FEE: \$28.00
 NC REV STAMP: \$288.00
 INSTRUMENT # 2887884732

HARNETT COUNTY TAX ID#

10-0544-0174-01
 -18, -16, -19
 3-15-07 BY KAD

Excise Tax 0.2000 Recording Time, Book and Page _____
 Parcel Identifier No _____ Account No _____
 Verified by _____ County on the _____ day of _____, 20____
 by _____

Mail after recording to Grantee

This instrument was prepared by David T. Pryzwansky of The Pryzwansky Law Firm, P.A.
 (without title examination)

Brief description for the Index Lots 7, 8, 16, 17 and 19, Ava's Ridge

NORTH CAROLINA GENERAL WARRANTY DEED

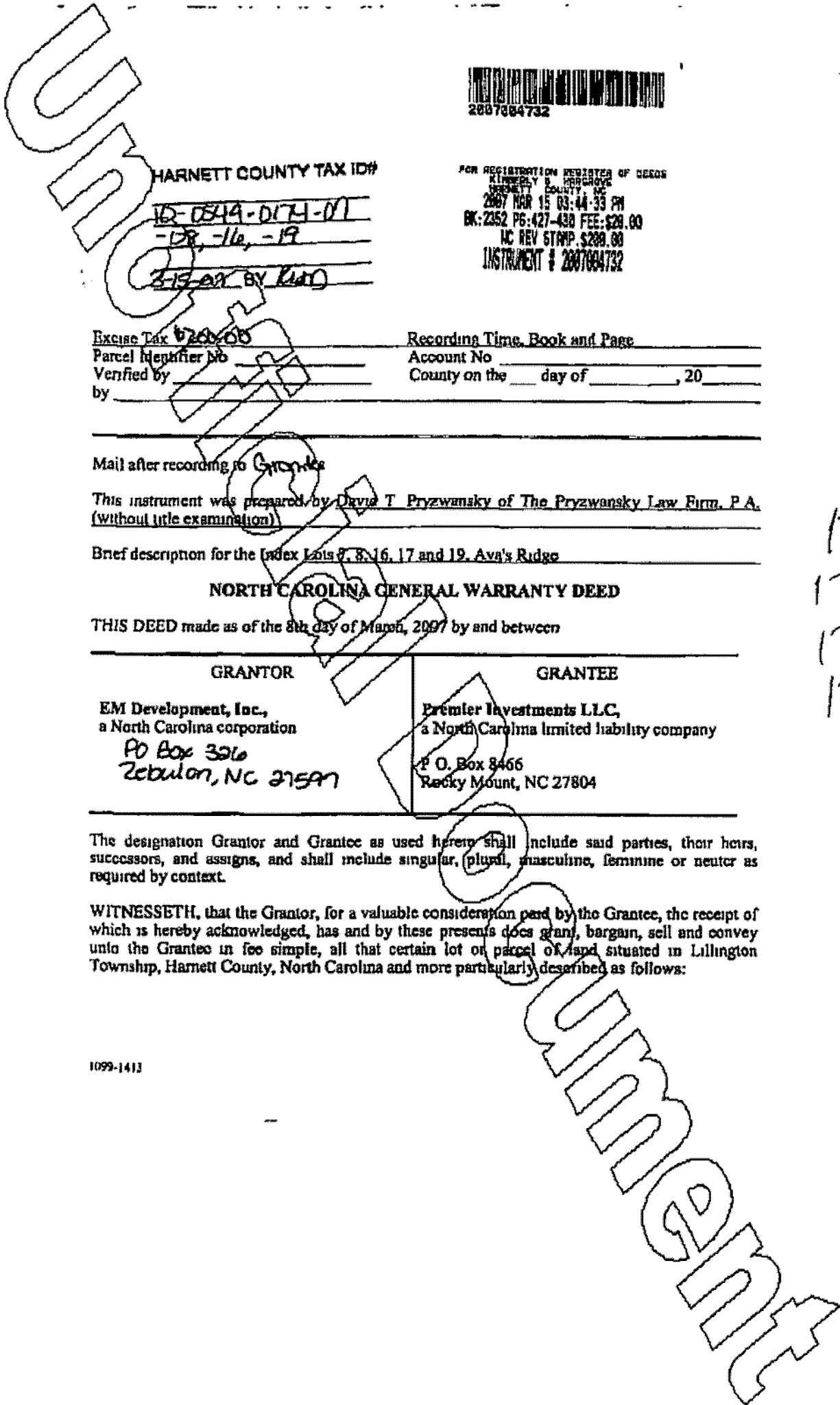
THIS DEED made as of the 8th day of March, 2007 by and between

GRANTOR	GRANTEE
EM Development, Inc., a North Carolina corporation <u>PO Box 356</u> <u>Zebulon, NC 27597</u>	Premier Investments LLC, a North Carolina limited liability company <u>P O. Box 8466</u> <u>Rocky Mount, NC 27804</u>

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 Lillington Township, Harnett County, North Carolina and more particularly described as follows:

17174
 17176
 17178
 17179



OWNER NAME: Premier Investments LLC

APPLICATION #: 0750017174

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.


PROPERTY OWNERS OR OWNERS LEGAL REPRESENTATIVE SIGNATURE (REQUIRED)

3/21/07
DATE

conf # _____

Application Number: 0750017174 #7

Harnett County Central Permitting Department

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

0750017176 #8
0750017177 #16
0750017178 #17
0750017179 #19



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.*
- 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 Art Bon

Date 3/22/07

Pandora Pearson

From: <ARTBARNES@aol.com>
To: <pandora@pandorapearson.com>
Cc: <pearson2105@earthlink.net>
Sent: Tuesday, February 27, 2007 9:09 PM
Subject: Avis Ridge (New Contract)

RESIDENTIAL LOT SALE AGREEMENT

THIS RESIDENTIAL LOT SALE AGREEMENT ("Agreement") is made and entered into as of the 21st day of February, 2007 ("Effective Date"), by and between EM DEVELOPMENT, INC., a North Carolina corporation (hereinafter referred to as "Seller") and ~~A & A Development Group Inc.~~ Premier Investments LLC (hereinafter referred to as "Purchaser");

WITNESSETH:

WHEREAS, Seller has agreed to sell and convey to Purchaser, and Purchaser has agreed to purchase, for valuable consideration and subject to all of the terms and conditions contained herein, lots 7,8,16,17 and 18/19 (hereinafter referred to individually as a Lot and collectively as the "Lots") in that certain subdivision known as AVA'S RIDGE Subdivision (the "Subdivision"), located in or near the Town of LILLINGTON, HARNETT County, North Carolina as more particularly shown on that plat attached hereto as **Exhibit A** and incorporated herein by reference ("Subdivision Map");

NOW, THEREFORE, Seller and Purchaser agree as follows:

1. Seller hereby agrees to sell and convey to Purchaser, and Purchaser agrees to purchase, subject to all of the terms and conditions hereof, the Lots.
2. The purchase price ("Purchase Price") is \$100,000.00 and No/100 Dollars (\$ 20,000.00) per Lot. In addition, Purchaser shall reimburse Seller for all governmental fees paid by Seller prior to Closing associated with the creation of each Lot, including, but not limited to, impact fees, water fees and tap fees ("Governmental Fees"). Purchaser shall be responsible for all Governmental Fees arising after Closing.
3. The closing of the Lots shall occur pursuant to the following schedule:
 - A. Purchaser shall close on the purchase of Lots 7,8,16,17, and 18 by February 28, 2007.
 - B. Seller shall, at each closing, subject to the terms and conditions of this Agreement, convey to Purchaser good, marketable, insurable, indefeasible fee simple title to the Lots by General Warranty Deeds, free and clear of all monetary liens and encumbrances, but subject to the following exceptions to title: restrictive covenants, easements, rights-of-way and other encumbrances of record, provided such exceptions shall not adversely impact the Purchaser's use of the Lots for single family homes; all zoning and other governmental ordinances, laws or

regulations; ad valorem real property taxes on the Lots for and subsequent to the year in which closing occurs (the parties agreeing that such taxes for the year in which closing occurs shall be prorated between them on a calendar year basis); and anything an accurate survey and/or visual inspection of the Lots would reveal. Purchaser acknowledges and agrees that Seller may subject the Lots to restrictive covenants prior to the Initial Closing.

4. Closings of the sales of the Lots shall be within the applicable time periods specified above and shall occur at Purchaser's attorneys office located in the County in which the Lots are located, unless Seller and Purchaser agree in writing on a different location. Possession of the Lots so purchased shall be delivered to Purchaser at the applicable closing. Purchaser shall notify Seller of each closing date in writing at least five (5) business days prior to such closing date, and all closings shall be held on a business day between the hours of 9:00 a.m. and 5:00 p.m.

5. Seller acknowledges receipt of a deposit of \$ -0- and No/100 Dollars (\$ -0-) ("Escrow Deposit") to be applied towards the purchase price at the Final Closing or retained by Seller in the event of a default by Purchaser. All interest on the Escrow Deposit, if any, shall belong to Seller.

6. Purchaser and Seller agree that any revisions to the Subdivision Map attached to this Agreement as Exhibit A (i) that do not materially affect the Lots and (ii) that are required by the appropriate governmental authorities in order to record the map do not affect the validity of this Agreement. The subdivision map that is recorded shall be automatically substituted as Exhibit A for the Subdivision Map currently attached hereto as Exhibit A. If a subdivision map depicting the Lots is not recorded within one (1) year of the date of this Agreement, this Agreement shall terminate, each party shall be released from all obligations hereunder, and the Escrow Deposit, if any, shall be returned to Purchaser.

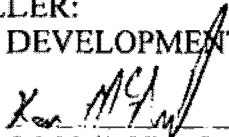
7. If Purchaser fails to perform any of the covenants of this Agreement within the time specified, Seller may keep the Escrow Deposit as its sole and exclusive remedy. Provided, however, if Purchaser's default occurs with respect to a particular Lot or Lots after the Lot(s) have been conveyed and Purchaser's default is the failure to perform a covenant of this Agreement that survives closing, Seller is not limited to retention of the Escrow Deposit and may pursue any remedy at law or in equity. In the event of default by Purchaser, Seller shall notify Purchaser of said default. Purchaser shall then have fifteen (15) days to cure said default before Seller can terminate this Agreement and pursue its remedies provided herein. Time is of the essence with respect to cure of default and pursuit of remedy.

8. If Seller fails to perform any of its covenants of this Agreement, Purchaser, at its option, may demand the return of the Escrow Deposit as its sole and exclusive remedy and each party shall be relieved of their rights and obligations under this Agreement. In the event of default by Seller, Purchaser shall notify Seller of said default. Seller shall then have fifteen (15) days to cure said default before Purchaser terminates this Agreement. Time is of the essence with respect to cure of default and pursuit of remedy.


9. It is understood and agreed that Purchaser has no right of possession, occupancy or use of any Lot until the closing of the sale of such Lot hereunder and the actual conveyance thereof by Seller to Purchaser.

10. Purchaser agrees that it will comply with all restrictive covenants of record affecting

SELLER:
EM DEVELOPMENT, INC.

By: 
Ken McNeil, Vice-President
PO Box 326
Zebulon, NC 27597

PURCHASER:

By: 
Name: Arthur Barnes
Title: President
Address: PO Box 8466
Rocky Mt NC 27804

Survey

Mystic Lane R/W
60' Public R/W
S 79°10'36"E
L = 41.15'
R = 50.00'
40.00'

SITE PLAN APPROVAL

DISTRICT R430 USE SFD

#BEDROOMS 3

322-07
ZONING ADMINISTRATOR

(6)

Proposed Dwelling (See Inset)

(7)
0.764 Ac.

Cantilever Window

Proposed Dwelling
Plan #1359

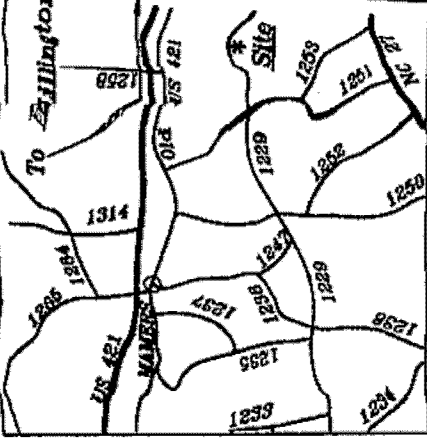
House Inset
Scale: 1" = 30'

Dana B. Myrick
Teresa B. Knox
and Vickie B. Rich
Deed Book 1735, Page 510

Family Real Estate, LLC
Book 1876, Page 256
Number 2003-349

60 120
GRAPHIC SCALE

Map Number 2005-987



VICINITY MAP

125 Mystic Lane
Lot 7 - Ava's Ridge Subdivision
Deed Book 2026, Page 434 & Map #2005-987
PIN #0630-50-4333.000

Survey For:

Premier Investment
Properties, LLC

Upper Little River Twp. Harnett

Scale: 1" = 60' Date: 03-11

Surveyed & Mapped By
STANCIL & ASSOCIA

Professional Land Surveyor, I, I.
P.O. Box 730, Angier, N.C. 27517
919-639-2133 919-639-2602



NOT FOR RECORDATION