

Initial Application Date 1-4-12

Application # 12 500 28 117

CU# _____

COUNTY OF HARNETT RESIDENTIAL LAND USE APPLICATION

Central Permitting 108 E Front Street Lillington NC 27546 Phone (910) 893 7525 ext 2 Fax (910) 893 2793 www.harnett.org/permits

A RECORDED SURVEY MAP RECORDED DEED (OR OFFER TO PURCHASE) & SITE PLAN ARE REQUIRED WHEN SUBMITTING A LAND USE APPLICATION

LANDOWNER Investor choice Mailing Address _____

City _____ State _____ Zip _____ Contact No _____ Email _____

APPLICANT* Keith Bullock Bldg Mailing Address 72 Overlook Ct

City Angier State NC Zip 2781 Contact No 919-427-4628 Email _____

*Please fill out applicant information if different than landowner

CONTACT NAME APPLYING IN OFFICE Keith Phone # 919-427-4628

PROPERTY LOCATION- Subdivision Johnson Farms Lot # 31 Lot Size _____

State Road # 1434 State Road Name Bruce Johnson Rd Map Book & Page 2007, 66d

Parcel 11 0661 0100 65 PIN 0651-80-3712.000

Zoning RA30 Flood Zone X Watershed NA Deed Book & Page OTP Power Company _____

*New structures with Progress Energy as service provider need to supply premise number _____ from Progress Energy

PROPOSED USE

SFD (Size 60 x 60) # Bedrooms 3 # Baths 2 Basement(w/wo bath) _____ Garage Deck Crawl Space Slab Slab Monolithic Slab
(Is the bonus room finished? () yes () no w/ a closet? () yes () no (if yes add in with # bedrooms)

Mod (Size _____ x _____) # Bedrooms _____ # Baths _____ Basement (w/wo bath) _____ Garage _____ Site Built Deck _____ On Frame _____ Off Frame _____
(Is the second floor finished? () yes () no Any other site built additions? () yes () no

Manufactured Home _____ SW _____ DW _____ TW (Size _____ x _____) # Bedrooms _____ Garage _____ (site built?) Deck _____ (site built?)

Duplex (Size _____ x _____) No Buildings _____ No Bedrooms Per Unit _____

Home Occupation # Rooms _____ Use _____ Hours of Operation _____ #Employees _____

Addition/Accessory/Other (Size _____ x _____) Use _____ Closets in addition? () yes () no

Water Supply County _____ Existing Well _____ New Well (# of dwellings using well _____) *Must have operable water before final

Sewage Supply New Septic Tank (Complete Checklist) _____ Existing Septic Tank (Complete Checklist) _____ County Sewer

Does owner of this tract of land own land that contains a manufactured home within five hundred feet (500) of tract listed above? () yes () no

Does the property contain any easements whether underground or overhead () yes () no

Structures (existing or proposed) Single family dwellings 1 Manufactured Homes _____ Other (specify) _____

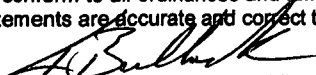
Required Residential Property Line Setbacks

	Minimum	Actual
Front	<u>35</u>	<u>45</u>
Rear	<u>25</u>	<u>65</u>
Closest Side	<u>10</u>	<u>15</u>
Sidestreet/corner lot	_____	_____
Nearest Building on same lot	_____	_____

Comments _____

SPECIFIC DIRECTIONS TO THE PROPERTY FROM LILLINGTON 210N, turn left on Bruce Johnson Rd,
left on Saddle Lane, left on Derby Lane, lot 31 on left

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


Signature of Owner or Owner's Agent

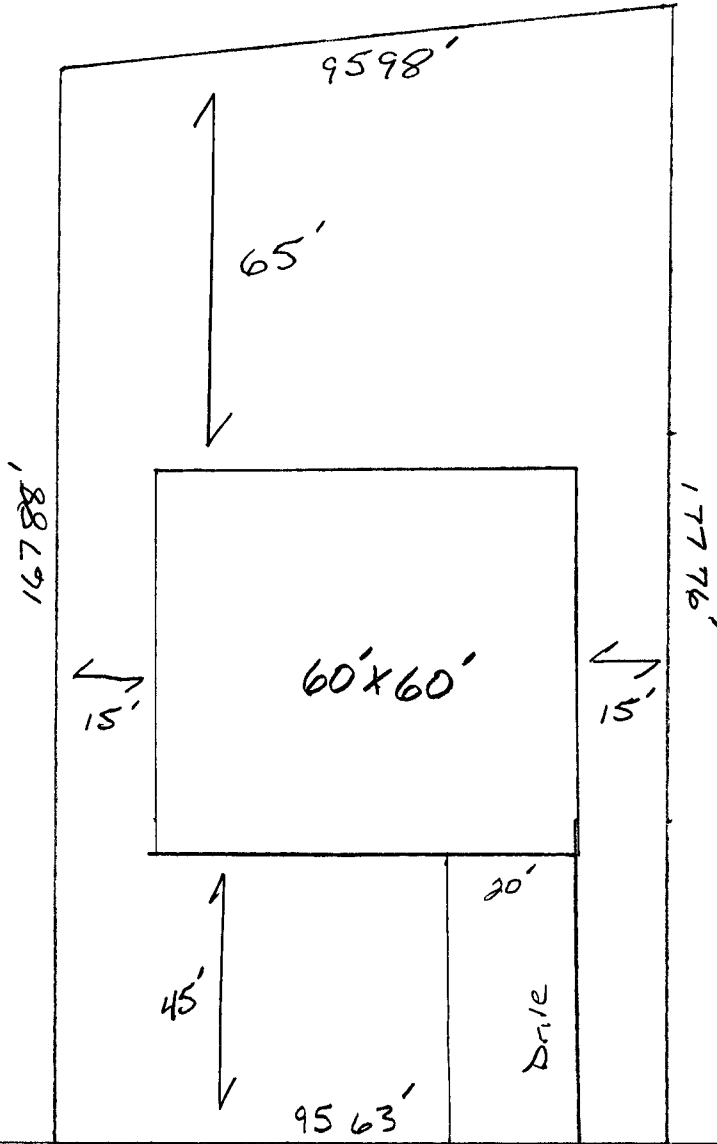
1-4-2012
Date

***It is the owner/applicants responsibility to provide the county with any applicable information about the subject property including but not limited to boundary information house location, underground or overhead easements, etc The county or its employees are not responsible for any incorrect or missing information that is contained within these applications ***

This application expires 6 months from the initial date if permits have not been issued

Lot 31 Johnson Farms

scale 1" = 30'



Derby Lane

SITE PLAN APPROVAL

DISTRICT RA 30 USE SEF

#BEDROOMS 3

1-4-12
Date

[Signature]
Zoning Administrator

NAME Keith Bullock Builders Inc

APPLICATION # 12 500 28117

***This application to be filled out when applying for a septic system inspection ***

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) 910-893-7525 option 1 CONFIRMATION # 120908

Environmental Health New Septic System Code 800

- **All property irons must be made visible** Place pink property flags on each corner iron of lot All property lines must be clearly flagged approximately every 50 feet between corners
- Place "orange house corner flags" at each corner of the proposed structure Also flag driveways garages decks out buildings, swimming pools etc Place flags per site plan developed at/for Central Permitting
- Place orange Environmental Health card in location that is easily viewed from road to assist in locating property
- 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 **Do not grade property**
- **All lots to be addressed within 10 business days after confirmation \$25 00 return trip fee may be incurred for failure to uncover outlet lid, mark house corners and property lines, etc once lot confirmed ready**
- After preparing proposed site call the voice permitting system at 910 893 7525 option 1 to schedule and use code 800 (after selecting notification permit if multiple permits exist) for Environmental Health inspection Please note confirmation number given at end of recording for proof of request
- Use Click2Gov or IVR to verify results Once approved proceed to Central Permitting for permits

Environmental Health Existing Tank Inspections Code 800

- Follow above instructions for placing flags and card on property
- Prepare for inspection by removing soil over **outlet end** of tank as diagram indicates and lift lid straight up (if possible) and then **put lid back in place** (Unless inspection is for a septic tank in a mobile home park)
- **DO NOT LEAVE LIDS OFF OF SEPTIC TANK**
- After uncovering **outlet end** call the voice permitting system at 910 893 7525 option 1 & select notification permit if multiple permits then use code 800 for Environmental Health inspection 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

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 Conventional Any
 Alternative Other _____

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 Do you plan to have an irrigation system now or in the future?
 YES NO Does or will the building contain any drains? Please explain _____
 YES NO Are there any existing wells springs waterlines or Wastewater Systems on this property?
 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

[Signature]
PROPERTY OWNERS OR OWNERS LEGAL REPRESENTATIVE SIGNATURE (REQUIRED)

1-4-2012
DATE

OFFER TO PURCHASE AND CONTRACT - VACANT LOT/LAND

NOTE This contract is intended for unimproved real property that Buyer will purchase only for personal use and will not subdivide It should not be used to sell subdivided property that has not been platted, properly approved and recorded with the register of deeds as of the date of the contract. 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-T) with the New Construction Addendum (Form 2A3-T)

hereby offers to purchase and Keth Bullock Builders, Inc as Buyer Investment Choice Home 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 Harnett, State of North Carolina, being known as and more particularly described as

Street Address Zip

Subdivision Name Johnson Farms

Plat Reference Lot Block or Section as shown on

Plat Book or Slide at Page(s) (Property acquired by Seller in Deed Book at Page)

All A portion of the property in Deed Reference Book Page No County

NOTE Prior to signing this Offer to Purchase and Contract - Vacant Lot/Land, 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 \$ 27,000.00 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 refunded to Buyer In the event of breach of this contract by Seller, all earnest monies shall be refunded to Buyer upon Buyer s request, but such return shall not affect any other remedies available to Buyer for such breach In the event of breach of this contract by Buyer then all earnest monies shall be

forfeited to Seller upon Seller s request, but such forfeiture 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) \$ ADDITIONAL EARNEST MONEY DEPOSIT to be paid to Escrow Agent no later than

TIME BEING OF THE ESSENCE WITH REGARD TO SAID DATE

(c) \$ OPTION FEE in accordance with paragraph 11, Alternative 2 to be paid to Seller on the Effective Date as set forth in paragraph 19 (NOTE If Alternative 2 applies, then do not insert \$0, N/A, or leave blank)

(d) \$ 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

(e) \$ BY SELLER FINANCING in accordance with the attached Seller Financing Addendum

(f) \$ 27,000.00 BALANCE of the purchase price in cash at Closing

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 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 Effective Date of this contract Buyer shall use Buyer's best efforts to secure the lender's customary loan commitment letter on or before 1-31-2012 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

Buyer Initials Seller Initials

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- (b) There must be no restriction easement, zoning or other governmental regulation that would prevent the reasonable use of the Property for _____ purposes ("Intended Use")
- (c) 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
- (d) 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
- (e) 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

4 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 _____

5 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 _____

6 EXPENSES Unless otherwise agreed, Buyer shall be responsible for all costs with respect to any loan obtained by Buyer, title search title insurance 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 Seller shall pay at Closing \$ _____ toward any of Buyer's expenses associated with the purchase of the Property, including any FHA/VA lender and inspection costs that Buyer is not permitted to pay, but excluding any portion disapproved by Buyer's lender

7 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

8 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

9 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 _____, at a place designated by Buyer The deed is to be made to _____

CLOSING SHALL CONSTITUTE ACCEPTANCE OF THE PROPERTY IN ITS THEN EXISTING CONDITION UNLESS PROVISION IS OTHERWISE MADE IN WRITING

10 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

Buyer Initials AS Seller Initials DM

11 PROPERTY INSPECTION, APPRAISAL, INVESTIGATION (Choose ONLY ONE of the following Alternatives)

☐ ALTERNATIVE 1

(a) Soil, Water, Utilities And Environmental Contingency This contract is contingent upon Buyer obtaining report(s) 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**

(b) 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

Seller represents that the system has been installed which representation survives Closing, but makes no further representations as to the system Buyer acknowledges receipt of the Improvement Permit attached hereto as Exhibit A Buyer shall have the option of inspecting or 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 Seller ("Responsible Party") 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 Responsible Party unless otherwise agreed In any event 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 Responsible Party shall use best efforts to obtain such Permit or written evaluation If the Improvement Permit or written evaluation from the County cannot be obtained by _____ (date), either party may terminate this Contract and the Earnest Money Deposit shall be refunded to Buyer

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

(c) Appraisal Contingency The Property must appraise at a value equal to or exceeding the purchase price or at the option of Buyer this contract may be terminated and all earnest monies shall be refunded to Buyer If this contract is not subject to a financing contingency requiring an appraisal, Buyer shall arrange to have the appraisal completed on or before _____

The cost of the appraisal shall be borne by Buyer

(d) CLOSING SHALL CONSTITUTE ACCEPTANCE OF THE PROPERTY IN ITS THEN EXISTING CONDITION UNLESS PROVISION IS OTHERWISE MADE IN WRITING

☐ ALTERNATIVE 2 (This Alternative applies ONLY if Alternative 2 is checked AND Buyer has paid the Option Fee)

(a) Property Investigation with Option to Terminate In consideration of the sum set forth in paragraph 2(c) paid by Buyer to Seller (not Escrow Agent) and other valuable consideration the sufficiency of which is hereby acknowledged (the "Option Fee") Buyer shall have the right to terminate this contract for any reason or no reason, whether related to the physical condition of the Property or otherwise, by delivering to Seller written notice of termination (the "Termination Notice") by 5 00 p m on _____, 20____, **time being of the essence** (the "Option Termination Date") At any time prior to Closing, Buyer shall have the right to inspect the Property at Buyer's expense (Buyer is advised to have all inspections and appraisals of the Property including but not limited to those matters set forth in Alternative 1 performed prior to the Option Termination Date)

(b) Exercise of Option If Buyer delivers the Termination Notice prior to the Option Termination Date, **time being of the essence** this contract shall become null and void and all earnest monies received in connection herewith shall be refunded to Buyer, however, the Option Fee will not be refunded and shall be retained by Seller If Buyer fails to deliver the Termination Notice to Seller prior to the Option Termination Date then Buyer will be deemed to have accepted the Property in its physical condition existing as of the Option Termination Date provided such acceptance shall not constitute a waiver of any rights Buyer has under paragraph 3 The Option Fee is not refundable, is not a part of any earnest monies and will be credited to the purchase price at Closing

(c) CLOSING SHALL CONSTITUTE ACCEPTANCE OF THE PROPERTY IN ITS THEN EXISTING CONDITION UNLESS PROVISION IS OTHERWISE MADE IN WRITING

Buyer Initials AB

Seller Initials dm

12 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 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.

13 OTHER PROVISIONS AND CONDITIONS (ITEMIZE ALL ADDENDA TO THIS CONTRACT AND ATTACH HERETO)

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

15 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

16 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

17 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

18 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

19 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

THE 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.

Date <u>1-2-2012</u>	Date <u>12-12</u>
Buyer <u>[Signature]</u> (SEAL)	Seller <u>[Signature]</u> (SEAL)
Date _____	Date _____
Buyer _____ (SEAL)	Seller _____ (SEAL)

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

Date _____ Firm _____

By _____ (Signature)

Selling Agent/Firm/Phone _____

Acting as Buyer's Agent Seller's (sub)Agent Dual Agent

Individual license # _____

Listing Agent/Firm/Phone _____

Acting as Seller's (sub)Agent Dual Agent

Individual license # _____