

Initial Application Date

2-17-12

Application #

12500 28378

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 CAROLYN LUCAS Mailing Address 7812 Overhills Rd

City Spring Lake State NC Zip Contact No Email

APPLICANT* VEASNA SREY Mailing Address 51 CANDLER CT

City CAMERON State NC Zip 28326 Contact No (719) 213 4014 Email veasna.srey@msn.com

*Please fill out applicant information if different than landowner (910) 568-0432

CONTACT NAME APPLYING IN OFFICE Phone #

PROPERTY LOCATION Subdivision Taylor Est Tract # 2 Lot Size 11 AC

State Road # 1120 State Road Name Overhills Rd Map Book & Page 2011, 497

Parcel 01 0504 0011 03 PIN 0504-48-8789000

Zoning RA20M Flood Zone X Watershed N/A Deed Book & Page 0701 Power Company*

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

PROPOSED USE

SFD (Size 70' x 50') # Bedrooms 5 # Baths 3.5 Basement(w/wo bath) Garage Deck Crawl Space 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 Manufactured Homes Other (specify)

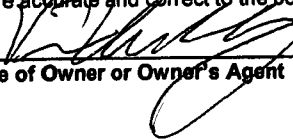
Required Residential Property Line Setbacks

Table with 3 columns: Location (Front, Rear, Closest Side, Sidestreet/corner lot, Nearest Building in same lot), Minimum, Actual. Values: Front (35, 150), Rear (25, 500+), Closest Side (10, 100).

Comments

SPECIFIC DIRECTIONS TO THE PROPERTY FROM LILLINGTON Hwy 210 south, then right
on Bell Shaw Rd, then left on Overhills Road, right
on easement (N 7750 Overhills 7812 Overhills)

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

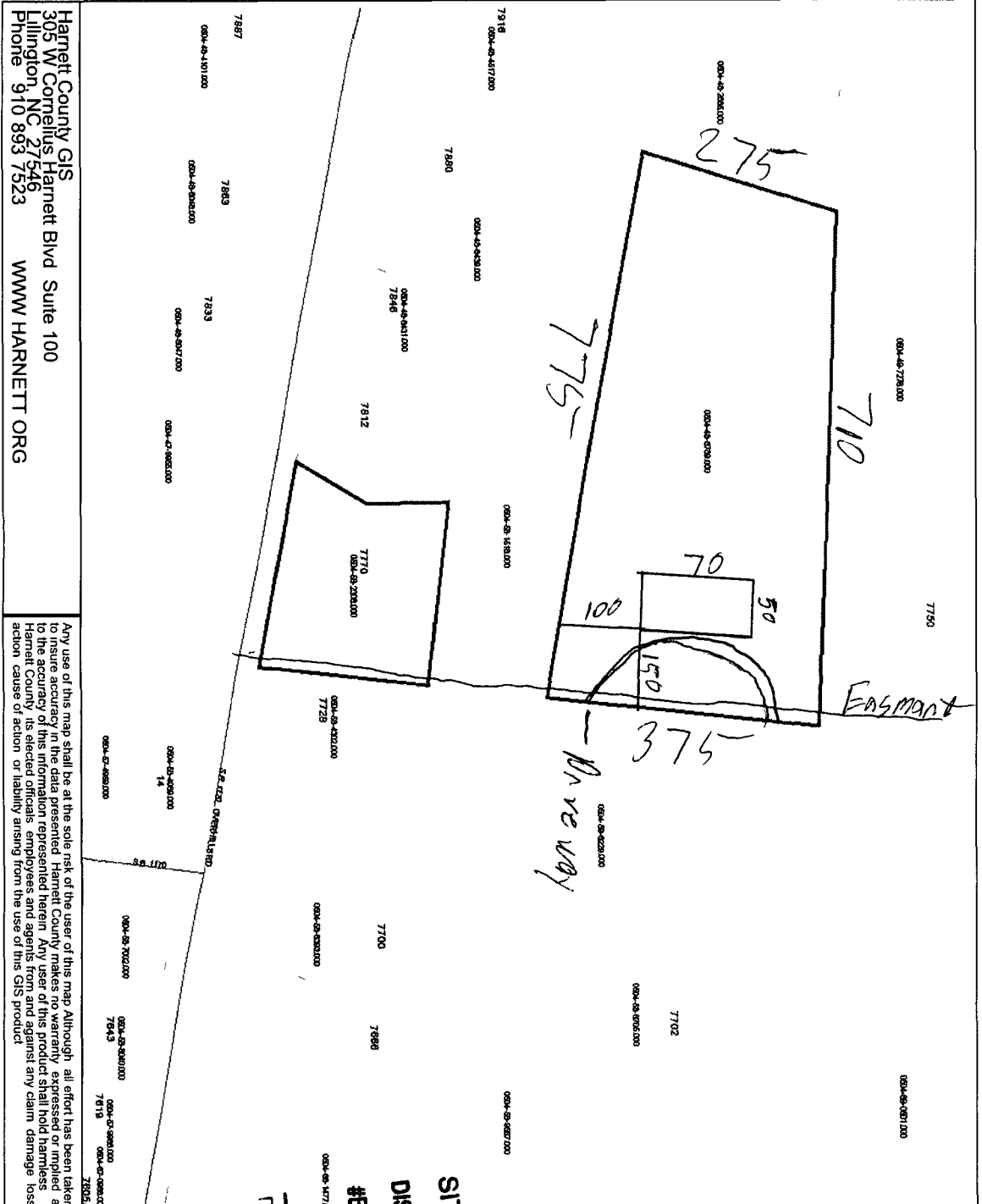
17 Feb 2012
Date

***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****

11 Ac Not to scale

HARNETT COUNTY, NORTH CAROLINA GIS/LAND RECORDS



Address Points

- ▲ cfr/v
- ~ roads
- ~ Centerline
- ~ Parcels

FEMA Flood Zones 2005

- AE
- AEFV
- SHADED X

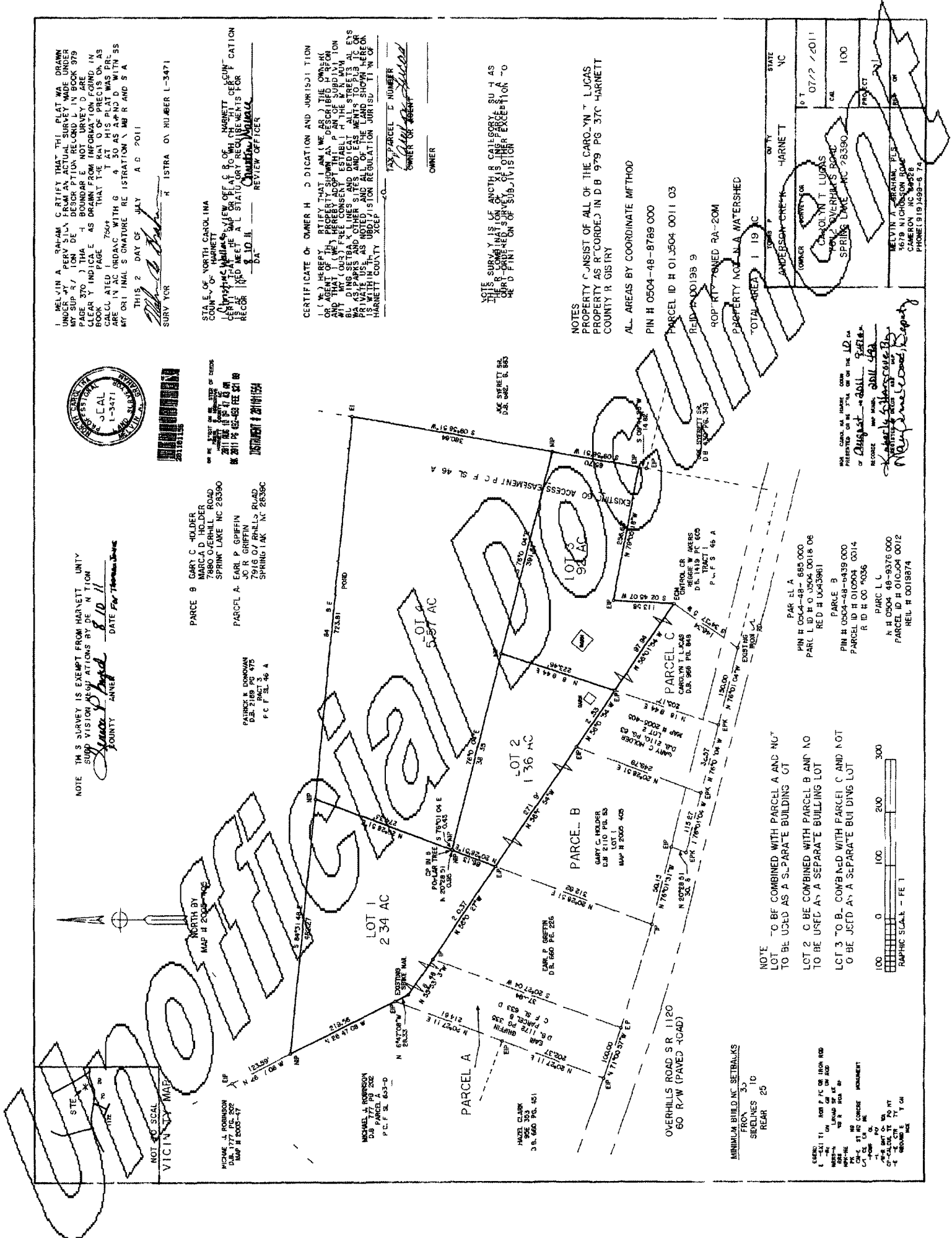
SITE PLAN APPROVAL
 DISTRICT RA2000 USE SEF
 #BEDROOMS 5
2-17-12
 Zoning Administrator

[Signature]

Harrett County GIS
 305 W Cornelius Harrett Blvd Suite 100
 Lillington, NC 27546
 Phone 910 893 7523 WWW.HARNETT.ORG

Any use of this map shall be at the sole risk of the user of this map. Although all effort has been taken to insure accuracy in the data presented, Harrett County makes no warranty, expressed or implied, as to the accuracy of this information represented herein. Any user of this product shall hold harmless Harrett County its elected officials, employees and agents from and against any claim, damage, loss, action, cause of action or liability arising from the use of this GIS product.

Harrett County GIS
 Lillington, NC 27546
 Phone 910 893 7523



UNDERLYING PARCEL MAP IS DRAWN FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AS DESCRIBED IN BOOK 1 IN PAGE 370. THE BOUNDARIES ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION RECEIVED FROM THE PERSONS WHOSE INTERESTS ARE CALCULATED IN THIS PLAT. HIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 43-30 AS AMENDED WITH MY ORIGINAL SIGNATURE REISTRATION NUMBER AND STATE THIS 2 DAY OF JULY A.D. 2011

Michael J. Robinson
 SURVEYOR
 EXTRA. NO. NUMBER L-3471

STATE OF NORTH CAROLINA
 COUNTY OF HARRETT
 I, *Michael J. Robinson*, Surveyor of the State of North Carolina, do hereby certify that the above described plat is a true and correct representation of the land shown hereon as shown to me by the owner or his agent, and that I have complied with all the provisions of the laws of this State relating to the preparation of such plats.

DATE: 8/10/11
 REVIEW OFFICER: *Chadwick*

CERTIFICATE OF OWNER HARRETT AND JURISDICTION

(I) HEREBY CERTIFY THAT I AM THE OWNER OF THE PARCEL DESCRIBED IN THIS PLAT AND THAT I HAVE HEREBY ADDED TO THE PLAT THE NECESSARY INFORMATION AND THAT I HAVE FREE CONSENT OF ALL THE PARTIES INTERESTED IN THE LAND SHOWN HEREON AND THAT I HAVE COMPLIED WITH ALL THE PROVISIONS OF THE LAWS OF THIS STATE RELATING TO THE PREPARATION OF SUCH PLATS.

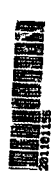
DATE: 8/10/11
 REVIEW OFFICER: *Chadwick*

NOTE: SURVEY IS OF ANOTHER CATEGORY SUCH AS THIS SURVEY IS CONSIDERED A SURVEY OF THE PROPERTY TO BE FINISHED BY SUBDIVISION

NOTES
 PROPERTY CONSIST OF ALL OF THE CAROLYN T. LUCAS PROPERTY AS RECORDED IN DB 979 PG 37C HARNETT COUNTY REGISTRY

ALL AREAS BY COORDINATE METHOD
 PIN H 0504-48-8789 000
 PARCEL ID H 01J504 0011 03
 REVISION 001/30/9
 PROPERTY NOT IN A WATERSHED
 TOTAL AREA 1.19 C

OWNER	ANDERSON-CHEEK	COUNTY	HARRETT	STATE	NC
OWNER OR AGENT	CAROLYN T. LUCAS	LOT	0717	SECTION	1011
PROJECT	SPRING LAKE NC 28390	AREA	100		
OWNER OR AGENT	16714 NICHOLSON ROAD				
	CAMERON NC 28328				
	PHONE (919) 499-6774				



ON THE BASIS OF THE INFORMATION RECEIVED FROM THE PERSONS WHOSE INTERESTS ARE CALCULATED IN THIS PLAT, I HAVE PREPARED THIS PLAT IN ACCORDANCE WITH THE LAWS OF THIS STATE RELATING TO THE PREPARATION OF SUCH PLATS.

DATE: 8/10/11
 REVIEW OFFICER: *Chadwick*

PARCEL B GARY C HOLDER
 MARCIA D HOLDER
 7880 OVERHILLS ROAD
 SPRING LAKE NC 28390

PARCEL A EARL P GREFFIN
 JOR R GREFFIN
 7916 OVERHILLS ROAD
 SPRING LAKE NC 28390

PATRICK K DOMANIAN
 D.B. 2169 PG 475
 P.C. PL. 46 A

NOTE THIS SURVEY IS EXEMPT FROM HARRETT COUNTY SUPERVISION AS PER SECTION 43-30.11

Michael J. Robinson
 COUNTY ANNEK
 DATE FOR THIS SURVEY

NOTE
 LOT 1 TO BE COMBINED WITH PARCEL A AND NOT TO BE USED AS A SEPARATE BUILDING LOT
 LOT 2 TO BE COMBINED WITH PARCEL B AND NOT TO BE USED AS A SEPARATE BUILDING LOT
 LOT 3 TO BE COMBINED WITH PARCEL C AND NOT TO BE USED AS A SEPARATE BUILDING LOT

100 0 100 200 300
 GRAPHIC SCALE - FE 1

MINIMUM BUILDING SETBACKS
 FRONT 30'
 SIDELINES 10'
 REAR 20'

CONCRETE
 1. 4" MIN. THICKNESS
 2. 4" MIN. COVER
 3. 4" MIN. COVER
 4. 4" MIN. COVER
 5. 4" MIN. COVER
 6. 4" MIN. COVER
 7. 4" MIN. COVER
 8. 4" MIN. COVER
 9. 4" MIN. COVER
 10. 4" MIN. COVER

NAME SREY, VEASNA I

APPLICATION # _____

***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 # 121913

- 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? SPRINKLER GARDEN
- YES NO Does or will the building contain any drains? Please explain TO BE DISCUSS WITH CONTRACTOR
- 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

Veasna Phul Srey
PROPERTY OWNERS OR OWNERS LEGAL REPRESENTATIVE SIGNATURE (REQUIRED)

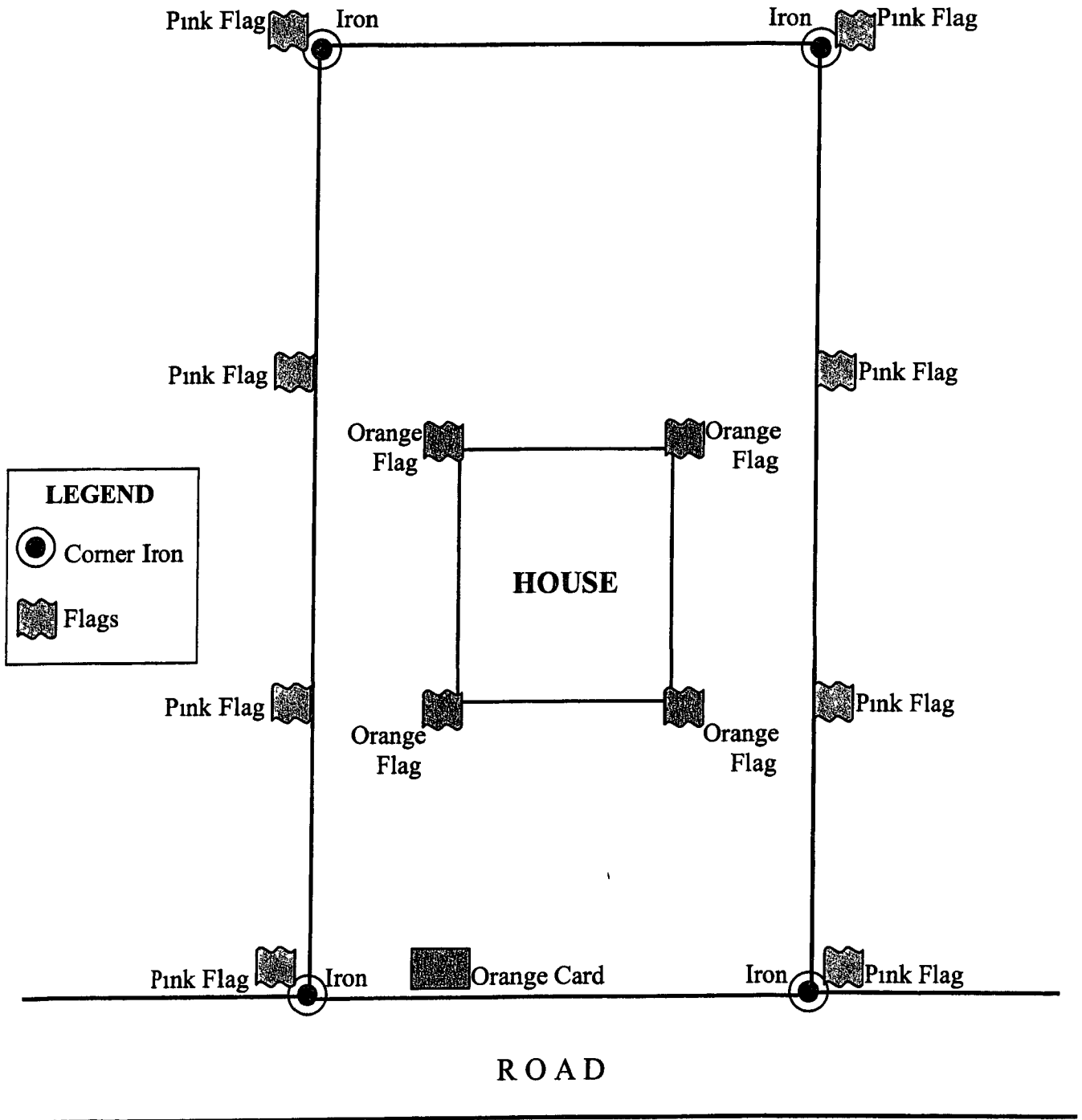
17 Feb 2012
DATE



HARNETT COUNTY ENVIROMENTAL HEALTH
SITE PREPARATION

Harnett
COUNTY
NORTH CAROLINA
strong roots new growth

HOW TO PROPERLY MARK PROPERTY FOR SOIL EVALUATION





Harnett
COUNTY

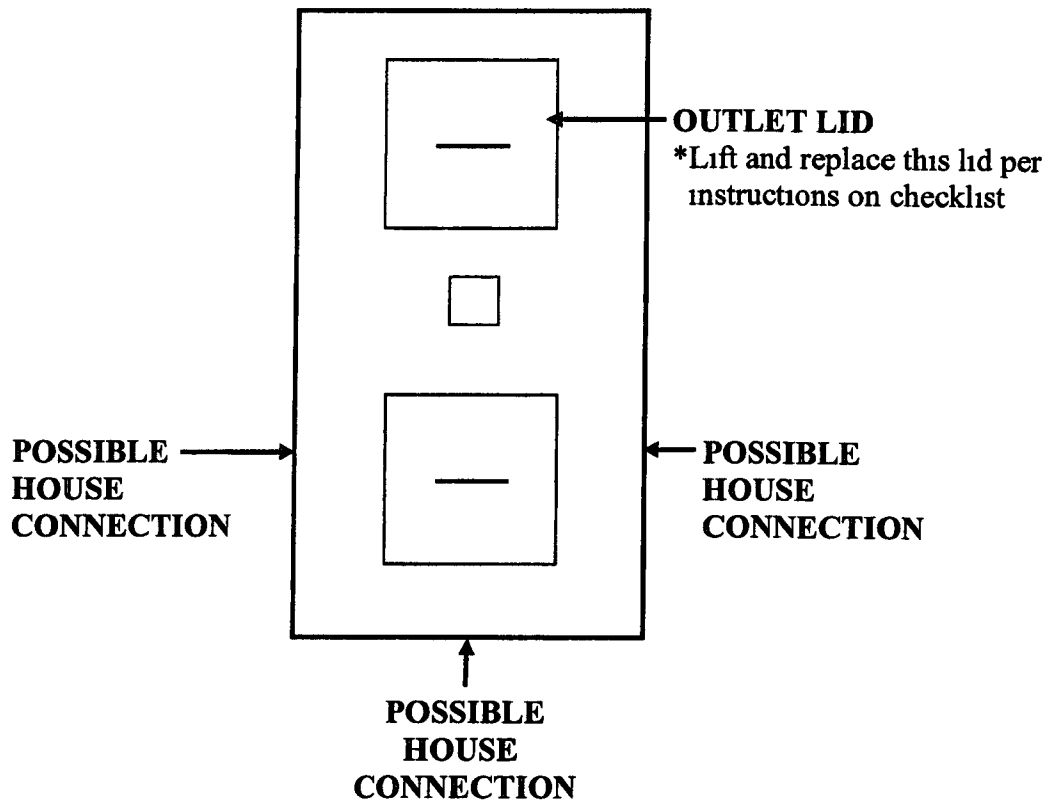
NORTH CAROLINA
strong roots new growth


HARNETT COUNTY ENVIROMENTAL HEALTH

SEPTIC TANK DIAGRAM

HOW TO PROPERLY IDENTIFY YOUR TANK'S LID(S)

DIAGRAM OF A TYPICAL SEPTIC TANK



 **SQUARE** (Shown on diagram)

 **RECTANGLE** (Older tanks)

 **ROUND**

OFFER TO PURCHASE AND CONTRACT

VEASNA T SREY, as Buyer, hereby offers to purchase and CAROLYN T LUCAS, widow, as Seller, upon acceptance of said offer, agrees to sell and convey, all of that plot, piece or parcel of land described below, together with all improvements located thereon and such fixtures and personal property as are listed below (collectively referred to as "the Property"), upon the following terms and conditions

1 REAL PROPERTY Located in the County of Harnett, State of North Carolina, being known as and more particularly described as Street Address behind 7812 Overhills Road, Spring Lake, NC 28390 Legal Description Parcel ID #01-0504-0011-03 and BEING all of Lot 4 as shown on that map of survey recorded as Map No 2011-492 in the Harnett County Registry and together with and subject to that Easement as shown on that map of survey at Plat Cabinet F, Slide 42-A, Harnett County Registry and as shown on Map No 2011-492

() All (X) A portion of the property in Deed Reference Book 979, Page 370, Harnett County Registry,

NOTE Prior to signing the 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 FIXTURES This is vacant land and there no fixtures unless portions of an old delapidated stick tobacco barn which is being conveyed

3 PERSONAL PROPERTY NONE

4 **PURCHASE PRICE** The purchase price is **\$31,710 00** and shall be paid as follows

(a) \$ _____ EARNEST MONEY DEPOSIT by **Personal Check** (cash, personal check, bank check, certified check, or other) to be deposited and held in escrow by L Holt Felmet, P A , as 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 an escrow agent, the escrow agent is required by state law to retain said earnest money in the agent'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
- (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 payable in 10 equal monthly installments of principal and interest, interest to be paid at the rate of 7% per annum, said lien priority of Seller to be a first lien
- (e) \$31,710 BALANCE of the purchase price in cash at closing

5 CONDITIONS (State N/A in each blank that is not a condition to this contract)

(a) The Buyer must be able to obtain a loan commitment on or before N/A effective through the date of closing, for a Conventional loan using the property being transferred as security at a N/A rate in the principal amount of N/A for a term of N/A at an interest rate not to exceed N/A per annum, with mortgage loan discount points not to exceed N/A% of the loan amount Buyer agrees to use his best efforts to secure such commitment Buyer shall be responsible for all costs with respect to any loan obtained by Buyer, except if Seller are to pay any of the Buyer's loan closing costs including discount points, those costs are as follows
None

In the event Buyer fails to provide Seller with written evidence of the loan commitment within five days after receipt of a written request from Seller (but such request may not be made before the loan commitment date listed above), then Seller may terminate this contract unless Buyer waives the loan commitment condition

(b) There must be no restriction, easement, zoning or other governmental regulation that would prevent the reasonable use of the real property for Residential purposes

(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 Additionally, Lien Holders must agree in writing to release lien upon payment of an amount payable from Seller's net proceeds of sale hereunder at closing assuming sales price above unless Seller

pays in sufficient certified funds at closing to pay off secured indebtedness

(e) Title must be delivered at closing by GENERAL WARRANTY DEED unless otherwise stated herein, and must be fee simple marketable title, free of all encumbrances except ad valorem taxes for the current year (prorated through the date of closing), utility easement 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.

(f) The soil science report of the County must permit placement of the home on the property at a satisfactory location. Buyer must make application to the County Planning Board for the soil science study and pay the required fee by February 29, 2012.

6 SPECIAL ASSESSMENTS Seller warrants that there are no governmental special assessments, either pending or confirmed, for sidewalks, paving, water, sewer or other improvements on or adjoining the Property, except as follows: None (Insert "None" or the identification of such assessments, if any). Seller shall pay all confirmed owners' association assessments and all confirmed governmental assessments, if any, and Buyer shall take title subject to all pending assessments, if any, unless otherwise agreed as follows: None.

7 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) Ad valorem taxes on personal property for the entire year shall be paid by the Seller unless the personal property is conveyed to the Buyer, in which case, the personal property taxes shall be prorated on a calendar year basis through the date of closing, (c) All late listing penalties, if any, shall be paid by Seller, (d) Rents, if any, for the Property shall be prorated through the date of closing, (e) Owners' association dues, and other like charges shall be prorated through the date of closing.

8 CLOSING EXPENSES 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. 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.

9 FUEL Buyer agrees to purchase from Seller the fuel, if any, situated in any tank on the Property at the prevailing rate with the cost of measurement thereof, if any, being paid by Seller. None.

10 EVIDENCE OF TITLE Seller agrees to use his best efforts to deliver to Buyer as soon as reasonably possible after the acceptance of this offer, 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 Property.

11 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

12 PROPERTY DISCLOSURE AND INSPECTIONS

(a) Property Disclosure N/A - Vacant

Buyer has received a copy of the residential Property Disclosure Statement prior to signing of this Offer to Purchase and Contract

Buyer has NOT received a signed copy of the N C Residential Property Disclosure Statement prior to the signing of this Offer to Purchase and Contract and shall have the right to terminate or withdraw this contract without penalty prior to WHICHEVER OF THE FOLLOWING EVENTS OCCURS FIRST

(1) the end of the third calendar day following receipt of the Disclosure Statement, (2) closing or occupancy by the Buyer in the case of a sale or exchange

X The property is exempt from Residential Property Disclosure Statement because There is no residential structure on the property

The Property is residential and was not built prior to 1978 (No requirement to attach Lead-Based Paint or Lead-Based Paint Hazards Disclosure Addendum)

(b) Property Inspection Unless otherwise stated herein, or as otherwise provided on an inspection addendum attached hereto, Buyer shall have the option of inspecting or, obtaining at Buyer's expense, inspections to determine the condition of the Property Unless otherwise stated herein, it is a condition of this contract that (i) if there are any, the built-in appliances, electrical system, plumbing system, heating and cooling systems, roof coverings (including flashing and gutters), doors and windows, exterior surfaces, structural components (including foundations, columns, chimneys, floors, walls ceilings and roofs), porches and decks, fireplaces and flues, crawl space and attic ventilation systems (if any), water and sewer systems (public and private), shall be performing the function for which intended and shall not be in need of immediate repair, (ii) there shall be no unusual drainage conditions or evidence of excessive moisture adversely affecting the property, and (iii) there shall be no friable asbestos or existing environmental contamination Inspections must be completed on or before the date of closing Buyer is advised to have any inspections made prior to incurring expenses for closing and in sufficient time to permit any required repairs to be completed by closing

(c) Wood-Destroying Insects Unless otherwise stated herein, Buyer shall have the option of obtaining, at Buyer's expense, a report from a licensed pest control operator on a standard form in accordance with the regulations of the North Carolina Structural Pest Control Committee, stating that there was no visible evidence of wood-destroying insects and containing no indication of visible damage therefrom The report must be obtained in sufficient time so as to permit treatment, if any, and repairs, if any, to be completed prior to closing All treatment required shall be paid for by Seller and completed prior to closing, unless otherwise agreed upon in writing by the parties The Buyer is advised that the inspection report described in this paragraph may not always reveal either structural damage or damage caused by agents or organisms other than wood-destroying insects If new construction, Seller shall provide a standard warranty of termite soil treatment N/A

(d) Repairs Pursuant to any inspections in (b) and/or (c) above, if any repairs are necessary, Seller shall have the option of (i) completing them, (ii) providing for their completion, or (iii) refusing to complete

them If Seller elects not to complete or provide for the completion of the repairs, then Buyer shall have the option of (iv) accepting the Property in its present condition, or (v) terminating this contract, in which case all earnest monies shall be refunded Unless otherwise stated herein, or as otherwise provided on an inspection addendum attached hereto, any items not covered by (b)(1), b(11), (b)(111) and (c) above are excluded from repair negotiation under this contract N/A

(e) Radon Inspection Buyer shall have the option, at Buyer's expense to have the Property tested for radon on or before the date for completion of inspections as set forth in paragraph 13 (a) above The test shall be deemed satisfactory to Buyer if it indicates radon of less than 4 0 per pico curies per liter of air If the test result exceeds the above mentioned level, Seller shall have the option of (a) completing the necessary repairs or (b) refusing to complete any corrective measures If Seller elects not to complete the necessary repairs or if repairs are not successful, Buyer shall have the option of (a) accepting the Property with its then current radon level or (b) terminating the contract, in which case all earnest monies shall be refunded

(f) Cost of Repair Contingency Notwithstanding the above as an additional remedy of Buyer, if a reasonable estimate of total repair costs and/or corrective measures required by (a), (b) and (d) above exceeds \$500 00 and Seller is unwilling to pay said expenses, then Buyer shall have the option to terminate this contract and all earnest monies shall be refunded (g) Acceptance CLOSING SHALL CONSTITUTE ACCEPTANCE OF EACH OF THE SYSTEMS, ITEMS AND CONDITIONS LISTED ABOVE IN ITS THEN EXISTING CONDITION UNLESS PROVISION IS OTHERWISE MADE IN WRITING

13 REASONABLE ACCESS Seller will provide reasonable access to Buyer or Buyer's representatives for the purposes of appraisal, inspection, and/or evaluation Buyer may conduct a walk-through inspection of the Property prior to closing

14 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 April 1, 2012, at a place designated by Seller The deed is to be made to Veasna T Srey

15 POSSESSION Unless otherwise provided herein, possession shall be delivered at closing In the event that Buyer has agreed that possession is NOT delivered at closing a buyer possession before closing agreement is attached OR, a seller possession after closing agreement is attached

16 OTHER PROVISIONS AND CONDITIONS (ITEMIZE ALL ADDENDA TO THIS CONTRACT AND ATTACH HERETO SEE LIST OF STANDARD FORM ADDENDA AVAILABLE)

17 RISK OF LOSS The risk of loss or damage by fire or other casualty prior to closing shall be upon Seller If the improvements on the Property are destroyed or materially damaged prior to closing, Buyer may terminate this contract by written notice delivered to Seller or Seller's agent and all deposits shall be returned to Buyer In the event Buyer does NOT elect to terminate this contract, Buyer shall be entitled to receive, in addition to the Property, any of the Seller's insurance proceeds payable on account of the damage or destruction applicable to the Property being purchased

18 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

19 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

20 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

21 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

22 EXECUTION This offer shall become a binding contract when signed by both Buyer and Seller 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

IF YOU DO NOT UNDERSTAND THIS OFFER TO PURCHASE AND CONTRACT 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 acknowledges having made an on-site personal examination of the Exterior of the Property prior to the making of this offer

Buyer Veasna T. Srey (SEAL) Seller Carolyn T. Lucas (SEAL)
Veasna T. Srey Carolyn T. Lucas

SS/Tax ID # _____ SS/Tax ID # _____

Buyer _____ (SEAL) Seller _____ (SEAL)

SS/Tax ID # _____ SS/Tax ID # _____

Date 2-11-12 Date: 2-11-12