

Initial Application Date: 9-26-16

Application # 1650039818  
DRB # \_\_\_\_\_ CU # \_\_\_\_\_

**COMMERCIAL**

**COUNTY OF HARNETT LAND USE APPLICATION**

Central Permitting (Physical) 108 E. Front Street, Lillington, NC 27546 (Mailing) PO Box 65 Lillington NC 27546 Phone: (910) 893-7525 opt # 2 Fax: (910) 893-2793 www.harnett.org/permits

LANDOWNER: Jarrell Company Inc Mailing Address: 532 Vista Del Lago Lane

City: Wake Forest State: NC Zip: 27587 Contact # 919-586-0123 Email: steve@jarcosupply.com

APPLICANT\*: Casino Party Aces Mailing Address: 3752 Knollcreek Drive

City: Apex State: NC Zip: 27539 Contact # 919-303-3303 Email: michael@partyaces.com  
\*Please fill out applicant information if different than landowner

CONTACT NAME APPLYING IN OFFICE: Michael Magee Phone # 919-303-3303

PROPERTY LOCATION: Subdivision: Tri South Industrial Park Lot #: 5 Lot Size: 1.001 Ac.

State Road # N/A State Road Name: Jarco Drive Map Book&Page: 2007 / 217-218

Parcel: 080654 0004 06 PIN: 0654-67-9780.000

Zoning: Ind Flood Zone: N/A Watershed: IV, PA Deed Book&Page: 2380 / 331 Power Company\*: Duke

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

**SPECIFIC DIRECTIONS TO THE PROPERTY FROM LILLINGTON:**

Take US 401 North towards Fuquay-Varina. Travel approximately 8.3 miles from the intersection of 401 and NC 210. Turn right onto Jarco Drive. Lot is on right approximate 1250 feet from intersection of Jarco Drive and US 401 North.

**PROPOSED USE:**

- Multi-Family Dwelling No. Units: \_\_\_\_\_ No. Bedrooms/Unit: \_\_\_\_\_
- Business Sq. Ft. Retail Space: \_\_\_\_\_ Type: \_\_\_\_\_ # Employees: \_\_\_\_\_ Hours of Operation: \_\_\_\_\_
- Daycare # Preschoolers: \_\_\_\_\_ # Afterschoolers: \_\_\_\_\_ # Employees: \_\_\_\_\_ Hours of Operation: \_\_\_\_\_
- Industry Sq. Ft: 5000 Type: Warehouse # Employees: 4 Hours of Operation: M-F 9-4
- Church Seating Capacity: \_\_\_\_\_ # Bathrooms: \_\_\_\_\_ Kitchen: \_\_\_\_\_
- Accessory/Addition/Other (Size \_\_\_\_\_ x \_\_\_\_\_) Use: \_\_\_\_\_

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

Comments: Warehouse Storage for Casino props

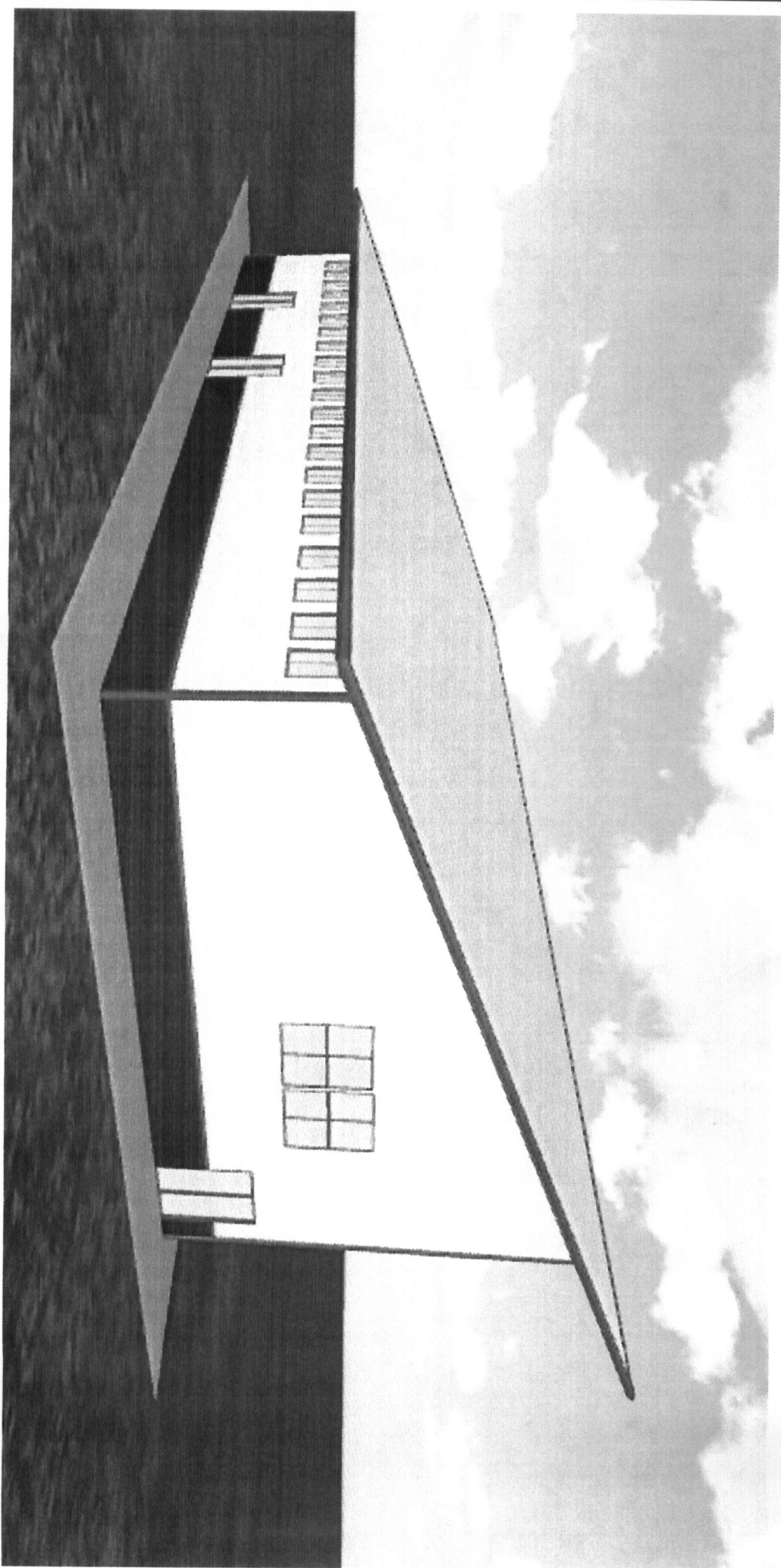
If permits are granted I agree to conform to all ordinances and laws of the State of North Carolina regulating such work and the specifications of plans submitted. I hereby state that foregoing statements are accurate and correct to the best of my knowledge. Permit subject to revocation if false information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

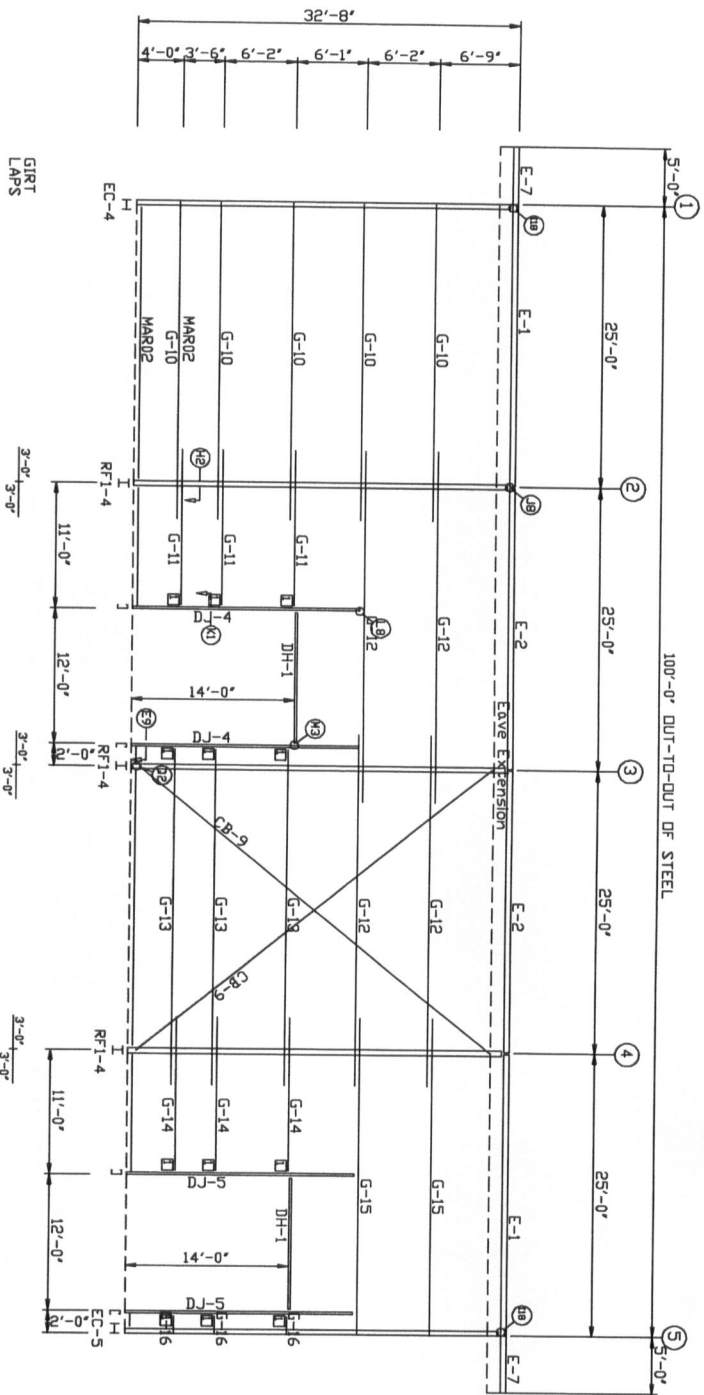
Michael Magee  
Signature of Owner or Owner's Agent

9/21/16  
Date

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

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





MEMBER TABLE		
FRAME LINE D	MARK	LENGTH
DJ-4	J08C060	19'-9"
DJ-5	J08S075	12'-9"
DH-1	J08C060	12'-0"
E-1	10E060	23'-8"
E-2	10E060	24'-0"
E-7	10E060	4'-4"
G-10	082089	27'-11 3/4"
G-11	082089	13'-8 3/4"
G-12	082089	29'-8 3/4"
G-13	082105	13'-7 7/8"
G-15	082105	27'-11 3/4"
G-16	CAC-	1'-7 5/8"
CB-9		36'-10"

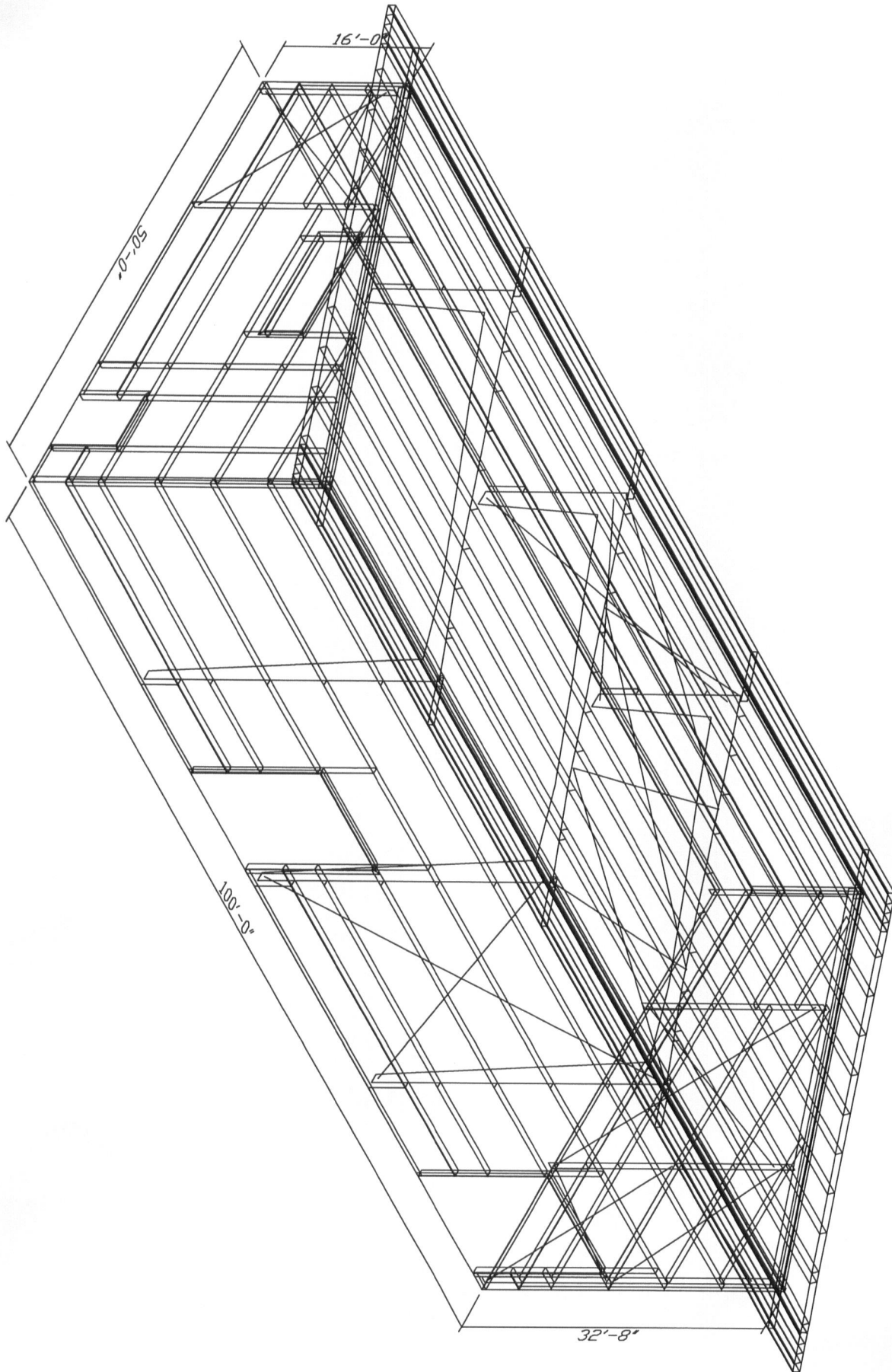
CONNECTION PLATES	
FRAME LINE D	MARK/PART
	JCAR02

SIDEWALL FRAMING: FRAME LINE D

**SIDEWALL FRAMING PLAN**

- GENERAL NOTES**
1. STD. ROD/CABLE SIZES FOR PART PERFORM AND CABLE.
  2. ROD/CABLE BRACING THAT OCCURS IN FLUSH OR NEXT GIRT CONDITIONS WILL REQUIRE FIELD CUTTING OF GIRT WEBS TO ALLOW FOR BRACING.
  3. FRAMED BRACING WHICH ARE FIELD LOCATED WILL REQUIRE FIELD CUTTING OF GIRTS AND SHEETING.
  4. THIS DRAWING IS NOT TO SCALE.

Michael Magee	RapidsetBuildings.com
PROJECT 50 x 100	PHONE: 800.793.8555
ID 135640	SIDEWALL FRAMING
PROJECT Fugate, NC	DESIGN: Steve
ADDRESS	DATE: 9/1/16 SHEET OF NBS



**OFFER TO PURCHASE AND CONTRACT - VACANT LOT/LAND**  
 [Consult "Guidelines" (form 12G) for guidance in completing this form]

**NOTE:** This contract is intended for unimproved real property that Buyer will purchase only for personal use and does not have immediate plans to subdivide. It should not be used to sell property that is being subdivided unless the property has 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—New Construction (Form 800-T) or, if the construction is completed, use the Offer to Purchase and Contract (Form 2-T) with the New Construction Addendum (Form 2A3-T).

For valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Buyer offers to purchase and Seller upon acceptance agrees to sell and convey the Property on the terms and conditions of this Offer To Purchase and Contract and any addendum or modification made in accordance with its terms (together the "Contract").

**1. TERMS AND DEFINITIONS:** The terms listed below shall have the respective meaning given them as set forth adjacent to each term.

(a) "Seller": JARRELL COMPANY, LLC  
 (b) "Buyer": CASINO PARTY ACES

(c) "Property": The Property shall include all that real estate described below together with all appurtenances thereto including the improvements located thereon. **NOTE:** If the Property will include a manufactured (mobile) home(s), Buyer and Seller should consider including the Manufactured (Mobile) Home provision in the Additional Provisions Addendum (Standard Form 2A11-T) with this offer.

Street Address: 252 JARCO DR. LOT 5 1.001 AC  
 City: FURQUAY NC 27526 Zip: \_\_\_\_\_  
 County: HARNETT COUNTY, North Carolina

(NOTE: Governmental authority over taxes, zoning, school districts, utilities and mail delivery may differ from address shown.)

Legal Description: (Complete ALL applicable)

Plat Reference: Lot/Unit 5, Block/Section \_\_\_\_\_, Subdivision/Condominium TRI SOUTH IND PARK, as shown on Plat Book/Slide \_\_\_\_\_ at Page(s) \_\_\_\_\_

The PIN/PID or other identification number of the Property is: 0654-57-9797.000 & 0654-77-0805.000

Other description: \_\_\_\_\_  
 Some or all of the Property may be described in Deed Book 2750 at Page 429

(d) "Purchase Price":  
 \$ 75,000  
 \$ 1,000

*\* DUE DILIGENCE FEE  
 CONDITIONAL ON  
 PROCEEDS/OWNER ABLE TO  
 RECEIVE PLAN  
 APPROVALS.  
 SJ*

paid in U.S. Dollars upon the following terms:  
 BY DUE DILIGENCE FEE made payable and delivered to Seller by the Effective Date.  
 BY INITIAL EARNEST MONEY DEPOSIT made payable and delivered to Escrow Agent named in Paragraph 1(f) by  cash  personal check  official bank check  wire transfer,  electronic transfer, EITHER  with this offer OR  within five (5) days of the Effective Date of this Contract.  
 BY (ADDITIONAL) EARNEST MONEY DEPOSIT made payable and delivered to Escrow Agent named in Paragraph 1(f) by cash or immediately available funds such as official bank check, wire transfer or electronic transfer no later than \_\_\_\_\_, **TIME BEING OF THE ESSENCE** with regard to said date.  
 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 (Standard Form 2A6-T).  
 BY SELLER FINANCING in accordance with the attached Seller Financing Addendum (Standard Form 2A5-T).  
 BALANCE of the Purchase Price in cash at Settlement (some or all of which may be paid with the proceeds of a new loan).



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



STANDARD FORM 12-T  
 Revised 7/2016  
 © 7/2016

Buyer initials \_\_\_\_\_ Seller initials SJ

W EX Inv In = 332.52 W EX W EX

S 86°44'35"E 162.63' R=30.0' Proposed 56 LF of 18" R/P R=30.0'

10' Type "C" Landscape buffer

29.6'

Proposed 5' Sidewalk

Proposed Edge Pavement

Proposed Edge Pavement

24.0'

Proposed 5' Sidewalk

50' Front Setback Line

No Parking 20.0'

1 8.0'

Aisle 8.0'

No Parking 20.0'

2 8.0'

3 8.0'

4 8.0'

5 8.0'

Proposed Asphalt Aprking and Travelway

28.0'

9.0'

20.0'

10 11

12

13

14

15

16

Concrete Wheel stop or equivalent 73.0'

Proposed Warehouse 5,000 sq. ft.

100.00'

100.00'

50.00'

5' Roofover hang (all Sides)

29.6'

5' Roofover hang (all Sides)

50.00'

5

334.0

50' Rear Setback Line

30' Type "B" Landscape Buffer Existing Vegetation to remain

N 87°14'17"W 63.76'

N 86°00'06"W 88.88'

Hector Creek Farms D. B. 1507, Pg. 390 M. B. 8, Pg. 103 M. B. 22, Pg. 78

Hector Creek Farms 330.0 D. B. 1391, Pg. 361 M. B. 8, Pg. 103 M. B. 22, Pg. 78

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R Ventures, LLC B. 2489, Pg. 708 Map 2008-217

N 03°15'25"E 285.82'

S 03°15'25"W 286.42'

134.6'

TO THE