

Initial Application Date: 8-15-03

1st app. never confirmed

Application # 03-5-7103

COUNTY OF HARNETT LAND USE APPLICATION

Central Permitting

102 E. Front Street, Lillington, NC 27546

Phone: (910) 893-4759

Fax: (910) 893-2793

LANDOWNER: JMT DEVELOPERS LLC Mailing Address: P.O. Box 310
City: ANCIER State: NC Zip: 27501 Phone #: 919 539 2231

APPLICANT: SPADA HOMES, LLC Mailing Address: 7124 ASHENA DR
City: HOLLY SPRINGS State: NC Zip: 27540 Phone #: 919 552 5239

PROPERTY LOCATION: SR#: 11435 SR Name: Tripp Rd. (919) 524-1280
Parcel: 11-0051-0057-18 PIN: 0051-83-5281
Zoning: R40 Subdivision: PLANTATION AT VINEYARD GREEN Lot #: 7 Lot Size: .857 AC
Flood Plain: ✓ Panel: 0085 Watershed: IV Deed Book/Page: OTD Plat Book/Page: 2000-519

DIRECTIONS TO THE PROPERTY FROM LILLINGTON: 210 N TOWARDS ANCIER, LEFT ON TRIPP RD.
LEFT INTO SUBDIVISION, RT ON TRELIS COURT

PROPOSED USE:

- Sg. Family Dwelling (Size 52 x 34) # of Bedrooms 4 # Baths 2 1/2 Basement (w/wo bath) N/A Garage 2 CAR Deck 12' x 12'
- Multi-Family Dwelling No. Units _____ No. Bedrooms/Unit _____
- Manufactured Home (Size _____ x _____) # of Bedrooms _____ Garage _____ Deck _____
- Comments: _____
- Number of persons per household SPIC
- Business Sq. Ft. Retail Space _____ Type _____
- Industry Sq. Ft. _____ Type _____
- Home Occupation (Size _____ x _____) # Rooms _____ Use _____
- Accessory Building (Size _____ x _____) Use _____
- Addition to Existing Building (Size _____ x _____) Use _____
- Other _____

included in detail size

Water Supply: County Well (No. dwellings _____) Other _____
Sewage Supply: New Septic Tank Existing Septic Tank County Sewer Other _____
Erosion & Sedimentation Control Plan Required? YES NO
Structures on this tract of land: Single family dwellings 1 Manufactured homes _____ Other (specify) _____
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

Required Property Line Setbacks:	Minimum	Actual	Minimum	Actual
Front	<u>35'</u>	<u>50'</u>	Rear	<u>25'</u>
Side	<u>10'</u>	<u>45'</u>	Corner	<u>20'</u>
Nearest Building	<u>N/A</u>			<u>N/A</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 or plans submitted. I hereby swear that the foregoing statements are accurate and correct to the best of my knowledge.

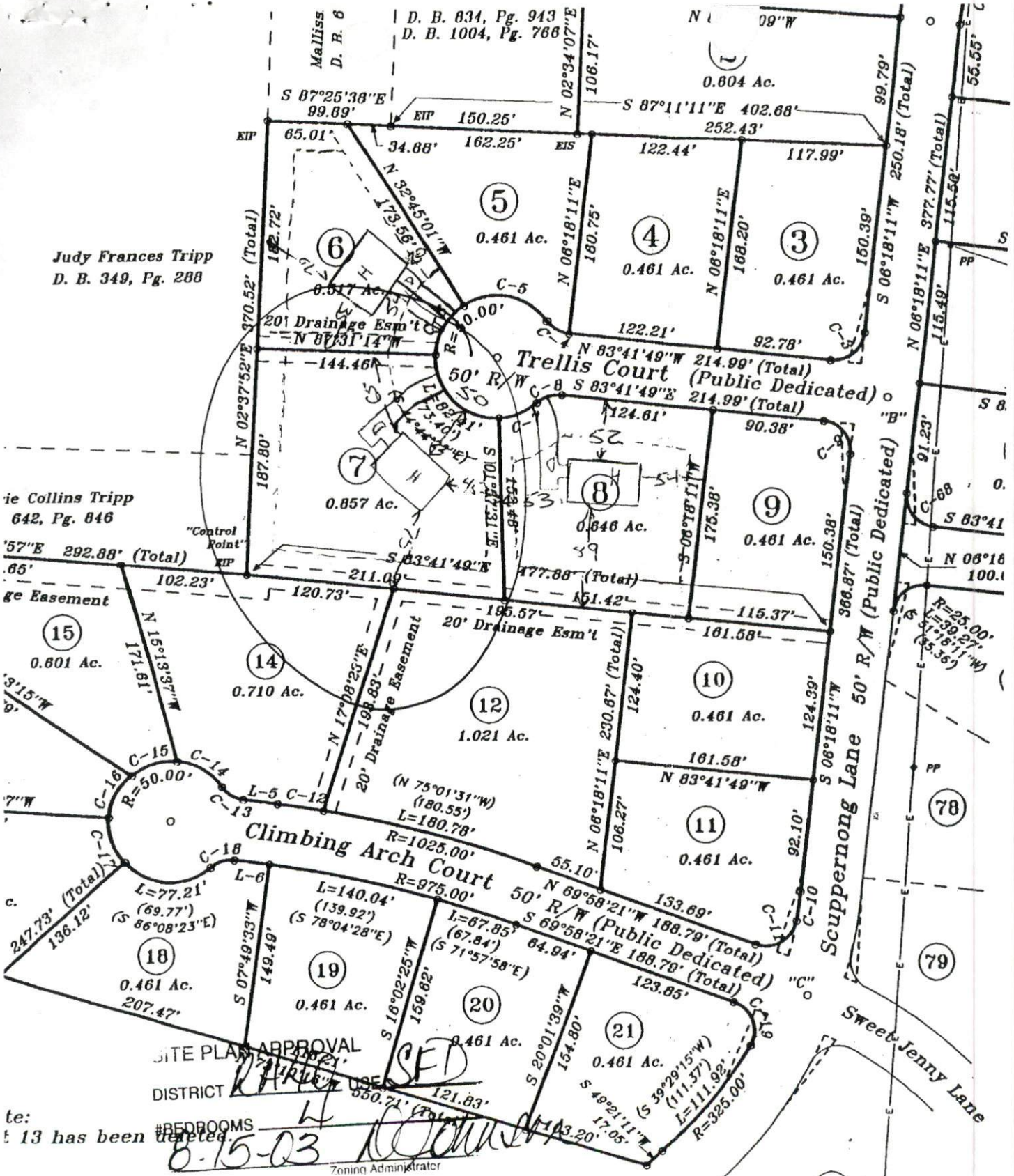
[Signature]
Signature of Owner or Owner's Agent

8/15/03
Date

This application expires 6 months from the date issued if no permits have been issued

A RECORDED SURVEY PLAT AND RECORDED DEED ARE REQUIRED WHEN APPLYING FOR A LAND USE PERMIT

Judy Frances Tripp
D. B. 349, Pg. 288



ie Collins Tripp
642, Pg. 846

'57"E 292.88' (Total)
85'

ge Easement

(15)
0.601 Ac.

(14)
0.710 Ac.

(12)
1.021 Ac.

(10)
0.461 Ac.

(11)
0.461 Ac.

(18)
0.461 Ac.
207.47'

(19)
0.461 Ac.

(20)
0.461 Ac.

(21)
0.461 Ac.

SITE PLAN APPROVAL

DISTRICT

te:
t 13 has been

0-15-03

Zoning Administrator

Future Development

The Plantation of
Vineyard Green
Phase One
Sheet Two of Two



This form jointly approved by:



STANDARD FORM 2 - T © 7/2002

hereafter, provided Seller has not then received a copy of the letter of the waiver.

condition within five days of receipt of Seller's request, Seller may terminate this contract by written notice to Buyer at any time

the loan commitment letter. If Buyer fails to provide Seller a copy of the loan commitment letter or a written waiver of this loan

conditions of the loan commitment letter by Closing. After the above letter date, Seller may request in writing from Buyer a copy of

to secure the lender's customary loan commitment letter on or before _____ days of the Effective Date of this contract. Buyer shall use Buyer's best efforts

Buyer shall apply for said loan within _____ % per annum with mortgage loan discount points not to exceed _____ % of the loan amount.

(plus any financial VA Funding Fee or FHA MIP) for a term of _____ year(s), at an initial interest rate _____

loan at a Fixed Rate Adjustable Rate VA (attach FHA/VA Financing Addendum) Conventional

Buyer must be able to obtain a FHA VA (attach FHA/VA Financing Addendum) Conventional

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

(a) \$ _____ BALANCE of the purchase price in cash at Closing.

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

(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) \$ _____ TIME BEING OF THE ESSENCE WITH REGARD TO SAID DATE.

(e) \$ _____ ADDITIONAL EARNEST MONEY DEPOSIT to be paid to Escrow Agent no later than

jurisdiction.

from the parties consenting to its disposition has been obtained or until disbursement is ordered by a court of competent

NOTE: In the event of a dispute between Seller and Buyer over the return or forfeiture of earnest money held in escrow by a

request, but receipt of such forfeited earnest monies shall not affect any other remedies available to Seller for such breach.

breach. In the event this offer is accepted and Buyer breaches this contract, then all earnest monies shall be forfeited upon Seller's

request, all earnest monies shall be returned to Buyer, but such return shall not affect any other remedies available to Buyer for such

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

Buyer, or until this contract is otherwise terminated. In the event: (1) this offer is not accepted; or (2) any of the conditions hereof

to be deposited and held in escrow by _____ certified check other: _____

4. PURCHASE PRICE: The purchase price is \$ 61,500 (60,500 each lot) and shall be paid as follows:

and shall be paid as follows: cash personal check bank check

3. PERSONAL PROPERTY: The following personal property is included in the purchase price: None

any other items attached or affixed to the Property, EXCEPT the following items:

outdoor plants and trees (other than in movable containers), basketball goals, storage sheds, mailboxes, wall and/or door mirrors, and

equipment, solar energy systems, attached fireplace screens, gas logs, fireplace inserts, electric garage door openers with controls,

ceiling fans, attached floor coverings, blinds, shades, drapery rods and curtain rods, brackets and all related hardware, window and door

2. FIXTURES: The following items, if any, are included in the purchase price free of liens: any built-in appliances, light fixtures,

Regulations, and other governing documents of the owners' association and/or the subdivision, if applicable.

NOTE: Prior to signing this Offer to Purchase and Contract, Buyer is advised to review Restrictive Covenants, if any, which may limit

() All () A portion of the property in Deed Reference: Book 3000, Page No. 549, HAVETT (County) _____

Legal Description: Lots 6, 7, 8 The Plantation @ Vinyard Green

Street Address: Wells Court

County of: Havett

1. REAL PROPERTY: Located in the City of Lillington, NC, State of North Carolina, being known as and more particularly described as:

upon the following terms and conditions:

improvements located thereon and such fixtures and personal property as are listed below (collectively referred to as the "Property"),

hereby offers to purchase and W.M.J. Developers LLC as Seller,

as Buyer, Spada Homes LLC (Tom Spada)

OFFER TO PURCHASE AND CONTRACT