

13. Commercial or industrial noxious fumes, odors, noises, etc. on or near Property.....
 If yes, please describe: _____

B. Legal/Land Use Aspects

- 1. Current or past title insurance policy or title search..... *not sure*
- 2. Copy of deed(s) for property.....
- 3. Government administered programs or allotments
- 4. Rollback or other tax deferral recaptures upon sale.....
- 5. Litigation or estate proceeding affecting ownership or boundaries
- 6. Notices from governmental or quasi-governmental authorities related to the property....
- 7. Private use restrictions or conditions, protective covenants, or HOA.....
 If yes, please describe: _____
- 8. Recent work by persons entitled to file lien claims
 If yes, have all such persons been paid in full
 If not paid in full, provide lien agent name and project number: _____
- 9. Jurisdictional government land use authority:
 County: Cherokee City: Murphy
- 10. Current zoning: _____
- 11. Fees or leases for use of any system or item on property
- 12. Location within a government designated disaster evacuation zone (e.g., hurricane, nuclear facility, hazardous chemical facility, hazardous waste facility).....
- 13. Access (legal and physical) other than by direct frontage on a public road
 Access via easement.....
 Access via private road
 If yes, is there a private road maintenance agreement? yes no
- 14. Solar panel(s), windmill(s), cell tower(s).....
 If yes, please describe: _____

C. Survey/Boundary Aspects

- 1. Current or past survey/plat or topographic drawing available
- 2. Approximate acreage: 2.33
- 3. Wooded Acreage _____; Cleared Acreage _____
- 4. Encroachments
- 5. Public or private use paths or roadways rights of way/easement(s).....
 Financial or maintenance obligations related to same
- 6. Communication, power, or other utility rights of way/easements
- 7. Railroad or other transportation rights of way/easements.....
- 8. Conservation easement
- 9. Property Setbacks.....
 If yes, describe: _____
- 10. Riparian Buffers (i.e., stream buffers, conservation districts, etc.).....
- 11. Septic Easements and Repair Fields
- 12. Any Proposed Easements Affecting Property.....
- 13. Beach Access Easement, Boat Access Easement, Docking Permitted
 If yes, please describe: _____

Seller Initials RJH Buyer Initials _____

D. Agricultural, Timber, Mineral Aspects

Yes	No	NR
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- 1. Agricultural Status (e.g., forestry deferral)
- 2. Licenses, leases, allotments, or usage permits (crops, hunting, water, timber, etc.)
If yes, describe in detail: _____
- 3. Forfeiture, severance, or transfer of rights (mineral, oil, gas, timber, development, etc.)
If yes, describe in detail: _____
- 4. Farming on Property: owner or tenant
- 5. Presence of vegetative disease or insect infestation
- 6. Timber cruises or other timber related reports
- 7. Timber harvest within past 25 years
If yes, monitored by Registered Forester?
If replanted, what species: _____
Years planted: _____
- 8. Harvest impact (other than timber)
If yes, describe in detail: _____

E. Environmental Aspects

- 1. Current or past Phase I, Phase II or Phase III Environmental Site Assessment(s) ?
- 2. Underground or above ground storage tanks
If yes, describe in detail: _____
- 3. Abandoned or junk motor vehicles or equipment of any kind
- 4. Past illegal uses of property (e.g., methamphetamine manufacture or use)
- 5. Federal or State listed or protected species present
If yes, describe plants and/or animals: _____
- 6. Government sponsored clean-up of the property
- 7. Groundwater, surface water, or well water contamination Current Previous
- 8. Previous commercial or industrial uses
- 9. Wetlands, streams, or other water features
Permits or certifications related to Wetlands
Conservation/stream restoration
- 10. Coastal concern (tidal waters, unbuildable land, flood zone, CAMA, Army Corp., etc.)
If yes, describe in detail: _____
- 11. The use or presence on the property, either stored or buried, above or below ground, of:
 - i. Asbestos, Benzene, Methane, Pesticides, Radioactive Material
 - If yes, describe in detail: _____
 - ii. Other fuel/chemical
 - iii. Paint Lead based paint Other paint/solvents
 - iv. Agricultural chemical storage

F. Utilities

Check all currently available on the Property and indicate the provider.

- Water (describe): _____
- Sewer (describe): _____
- Gas (describe): _____
- Electricity (describe): ~~not sure~~ BRMEMC _____
- Cable (describe): _____

Seller Initial REP Buyer Initials _____

