

15638 OXYDENDRUM HILL LN

00335107

5/31/2007

duponbj

Groundwater and Wastewater Services File Imaging Project
May 2007
Barcode Font = IDAutomationHC39M

CERTIFICATE OF COMPLETION/OPERATION PERMIT

HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH DIVISION
700 NORTH TRYON ST., SUITE 211
CHARLOTTE, NC 28202
PHONE (704) 336-5102

FILE: 5262A DATE: 8/8/00

TC: 003-351-07 ☒ L ☒ CRT

SERIAL Nº 18348

Name of Owner Jay M. Zinn Juris.: _____

Address of Property 15638 Oxydendrum Hill Lane

Inspection Data:

Tank Material PCC

Total Length of Drainfield 400'

Number of Lines 4 @ 100'

Cover Depth 12"

Water Supply Source well

Distance to Water Source >100'

Excavation Inspected 8/8/00

Tank(s) Inspected 8/8/00

Wash Line Inspected —

High Water Alarm Inspected —

PLOT

4/e Installation permit

Design 2000, 1500ST, 1200SFT, Con, 12" G CTR# _____

The undersigned has inspected the Septic Tank System described above, and certifies it has been

☒ installed or constructed ☐ altered or repaired

☒ in accordance with the permit issued ☐ as detailed in the plot above

and meets the provisions of I5A NCAC 18A. 1900, "Laws And Rules For Sewage Treatment and Disposal Systems" *in effect* on the date of issuance of the permit. This issuance of this

☐ Certificate of Completion ☒ Operation Permit

does not in any way guarantee that the system will operate properly or relieve any person now or hereafter owning, controlling, or using such system from any liability resulting from the failure of the system to operate properly. This document is issued subject to those restrictions and conditions shown on the permit(s) and the provisions of I5A NCAC 18A. 1990 in addition to those listed below under "COMMENTS." This document shall be null and void if any information contained in the application is untrue or if any additions are made to the property which would increase the requirements for said system.

Notice: Disturbance of the designated repair area may result in the suspension/revocation of this permit.

COMMENTS: 3 Bedroom House

4 lines x 100' x 3' trench x 12" Stone (Drop Boxes)

Type II Conventional System

Tracy S. Michelson
Environmental Health Specialist

Mecklenburg County services are available without regard to ethnic origin, sex, or disability.

INSTALLATION, CONSTRUCTION, ALTERATION, AND/OR REPAIR APPROVAL

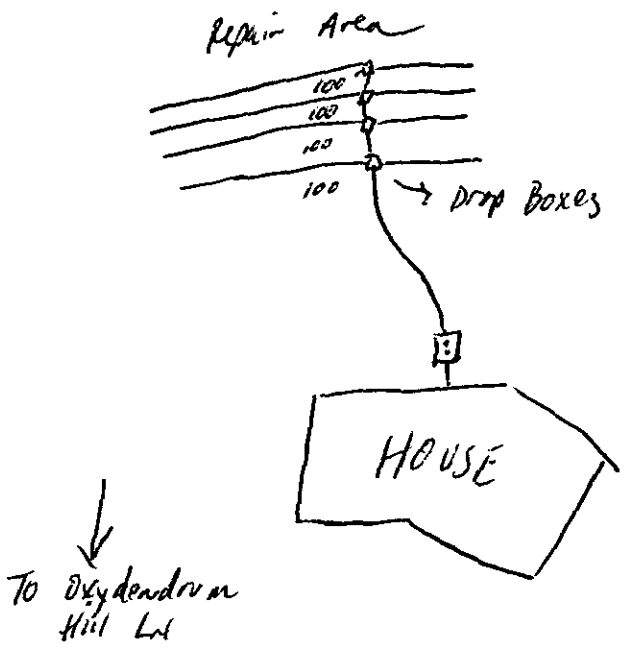
HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH DIVISION
700 NORTH TRYON ST., SUITE 211
CHARLOTTE, NC 28202
PHONE (704) 336-5102

FILE: 5262A DATE: 7/6/00

TC: 003 351 07 ☐ L

SERIAL Nº 18472

Permission is hereby given to ✓ Install or Construct, _____ Alter or Repair the individual septic tank wastewater treatment system with subsurface, soil absorption, effluent discharge as specified herein at the described location. This permit is granted based upon the information supplied in the application dated 10/4/99. All work shall be completed on or before 8/6/00, after which date this permit shall be null and void. The system shall meet all of the construction requirements of 15A NCAC 18A. 1900 which are in effect on the date of the granting of this permit. A Certificate of Completion or an Operation Permit must be obtained from the Mecklenburg County Health Department before any system can be covered up or placed into service. The issuance of this permit does not in any way guarantee that the system anticipated to be constructed will operate properly, or relieve any person now or hereafter owning, controlling or using such system from any liability resulting from the failure of the system to operate properly.



PLOT OF SYSTEM

Liquid Capacity of Septic Tank 1500 gallons

Liquid Capacity of Dosing Tank NA gallons

Tank Construction PCC

Trench Depth 24"

Absorption and/or Nitrification Lines:

Trench Width 3 feet

Trench Walls Scored and Porous Yes

Total Line Length 400' feet

Number of Lines 4 (100')

Depth of Stone 12" inches

Distance from House 5' feet

Distance from Property Line 10' feet

Distance from Well >100' feet
50' Min

NOTICE: This system shall not be installed while soils are in a wet condition.

NAME OF OWNER Jay M Zinn

LOCATION OF PROPERTY 15638 Oxydendrum Hill Ln

Comments: 1500ST, Install Drop Boxes, 4 lines x 100'long x 3'wd x 12"stone Keep the septic system >100' from the new well

Phil A Walker RS.
Environmental Health Specialist

WHITE - HEALTH DEPARTMENT's COPY • CANARY - E.H.S. COPY • PINK - OWNER OR AGENT's COPY

ck#1515 AC

FEE: 300.00 **AUTHORIZATION FOR WASTEWATER SYSTEM CONSTRUCTION**
DATE: 11/16/99 **VOID SIXTY (60) MONTHS FROM DATE OF ISSUANCE**

DATE: _____ **PERMIT NO:** 5262 - A
PARCEL NO: 003-351-07

JOB LOCATION ADDRESS: 15638 Oxydendrum Hill Ln.
PROPERTY OWNER: Jay M. Zinn
BUILDING CONTRACTOR: _____
SUBDIVISION NAME: _____
AUTHORIZATION ISSUED BY: Jeff A. Knight **DATE:** 11/9/99
DEHNR AUTHORIZED AGENT

AUTHORIZATION CONDITIONS

1. WASTEWATER SYSTEM CONSTRUCTION AND INSTALLATION MUST MEET ALL CONDITIONS AND SPECIFICATIONS AS SET FORTH IN IMPROVEMENT PERMIT NO. 5262-A, AND THE ATTACHED SITE PLAN WITH SYSTEM DETAILS. CONSTRUCTION AND INSTALLATION MUST ALSO MEET ALL REQUIREMENTS SET FORTH IN THE RULES GOVERNING SANITARY SEWAGE COLLECTION, TREATMENT, AND DISPOSAL AND ANY OTHER APPLICABLE RULES AND LAWS.

2. AN INSTALLATION, CONSTRUCTION, ALTERATION AND/OR REPAIR APPROVAL MUST BE SECURED **PRIOR** TO INSTALLATION OF THE SEPTIC TANK SYSTEM. THE INSTALLER OF THE SYSTEM SHALL BE A REGISTERED SEPTIC TANK CONTRACTOR WITH MECKLENBURG COUNTY HEALTH DEPARTMENT.

3. ANY ALTERATION IN SITE OR SOIL CONDITIONS (INCLUDING LOCATION OF STRUCTURES AND APPURTENANCES) OR MODIFICATION IN USE, DESIGN WASTEWATER FLOW, OR WASTEWATER CHARACTERISTICS AS SPECIFIED IN THE ASSOCIATED IMPROVEMENT PERMIT AND APPLICATION, MAY SUBJECT THIS AUTHORIZATION AND ASSOCIATED PERMIT(S) TO REVOCATION.

4. OTHER CONDITIONS: * See plot plan and Improvement permit.

OWNER CERTIFICATION

I CERTIFY THAT THERE HAVE BEEN NO ALTERATIONS IN SITE OR SOIL CONDITIONS OR MODIFICATIONS TO FACILITY, WASTEWATER FLOW, OR WASTEWATER CHARACTERISTICS FROM THOSE SPECIFIED IN THE ORIGINAL APPLICATION OR ASSOCIATED IMPROVEMENT PERMIT UNLESS AUTHORIZED IN WRITING BY THE MECKLENBURG COUNTY HEALTH DEPARTMENT. I ALSO UNDERSTAND THAT ANY SUCH ALTERATIONS, MODIFICATIONS, OR FALSE INFORMATION ARE GROUNDS FOR REVOCATION OF PERMITS AND AUTHORIZATION TO CONSTRUCT.

X Jay Zinn 11/17/99
SIGNATURE OF OWNER/OWNER'S REPRESENTATIVE DATE

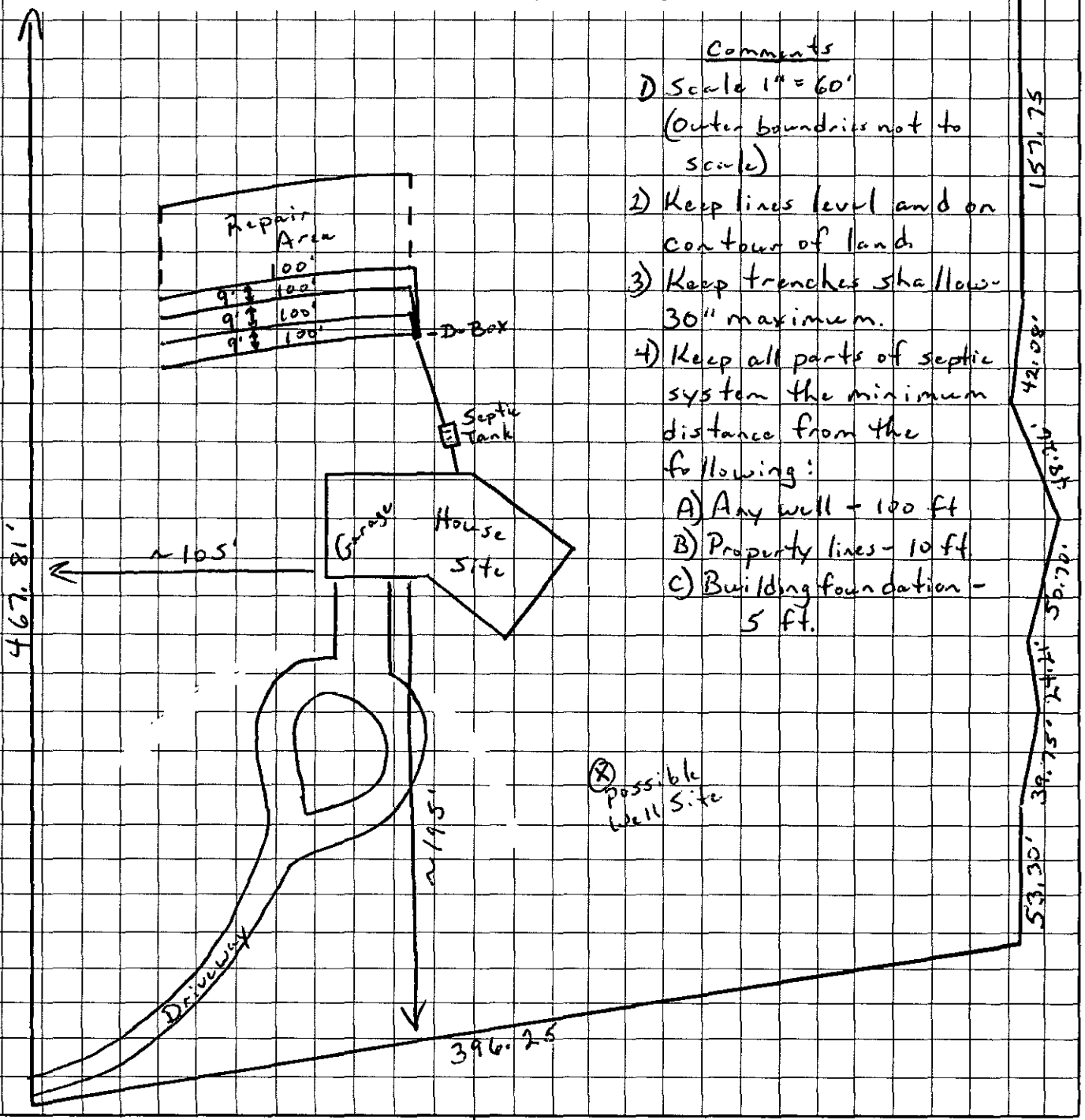
PROPOSED PLOT PLAN

HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH DIVISION
700 NORTH TRYON STREET
CHARLOTTE, NC 28202
PHONE (704) 336-5102

FILE: 5262-A

TC: 003-351-07

Draw in and name all roads adjoining the property. Draw in and accurately dimension the lot concerned. Accurately indicate property boundaries proposed and/or existing structures and driveways, underground utilities, and wells and springs within 100 feet of the proposed building or drainfield.



Comments

1) Scale 1" = 60' (Outer boundries not to scale)
2) Keep lines level and on contour of land.
3) Keep trenches shallow- 30" maximum.
4) Keep all parts of septic system the minimum distance from the following:
   A) Any well - 100 ft
   B) Property lines - 10 ft
   C) Building foundation - 5 ft.

OWNER/AGENT SIGNATURE

DATE 11/17/99

APPROVAL DATE _____

White - Health Department's Copy Canary - E.H.S. Copy Pink - Owner's Copy

Permit Number 5262-A

Tax Number 003-351-07

The IMPROVEMENT PERMIT is subject to revocation if site plans or the intended use change. There is to be NO grading, filling or disturbance of the soil in the area of the septic tank system or repair area.

CONSTRUCTION AUTHORIZATION must be obtained prior to receiving a Building Permit. The Construction Authorization is NOT transferable. Do not clear, grade, fill or disturb soil prior to obtaining a Construction Authorization

Domestic-type wastewater only. No industrial process wastewater may be discharged into the system.

(9)

Basement	___ Yes	X No	___ Partial Basement
Type Primary Wastewater System Type (circle one): I (II) III IV V VI	X Conventional ___ Prefabricated, permeable block panel system ___ Shallow Placed Conventional	___ Low Pressure Pipe ___ Large Diameter Pipe ___ Fill ___ Other	___ Innovative or Experimental: ___ IWWS-93-1 ___ IWWS-93-2 ___ IWWS-94-1

.3 Long-term acceptance rate	360 Max gallons/day wastewater flow	1200 Absorption Area (sq ft)	9' Trench spacing (min. on centers)
Yes Serviced by private well	1500 Gallon septic tank	400 Total trench length (ft)	30" Maximum trench depth (At least 12" of provisionally suitable soil must remain between trench bottom and unsuitable soil conditions)
3 Bedrooms in residence	N/A Gallon pump tank	12" Depth of stone	

Any surface waters present: No Type: Minimum separation distance:

Site modifications required:

Additional Conditions: 1) See plot plan 2) A riser should be placed over the outlet end of the septic tank to facilitate filter maintenance

Repair Area System Type Type (circle one): I (II) III IV V VI	X Conventional ___ Prefabricated, permeable block panel system ___ Shallow Placed Conventional	___ Low Pressure Pipe ___ Large Diameter Pipe ___ Fill ___ Other	___ Innovative or Experimental: ___ IWWS-93-1 ___ IWWS-93-2 ___ IWWS-94-1

1200 Absorption Area (Sq ft) 400 Total Trench Length (Ft)	12" Depth of Stone Trench	9' Trench spacing (min. on centers)	30" Maximum Trench Depth

For existing system, enter the year originally installed:

The undersigned, an authorized agent of the MECKLENBURG COUNTY HEALTH DEPARTMENT, certifies that the Department has approved the Request for th Job Location contained in this document. This approval is granted in accordance with the provisions of Laws and Rules For Sewage, Treatment and Disposal in effec at the time of issuance of the permit and is subject to the following provisions:

- No work shall be conducted on the septic tank system until an Installation, Construction, Alteration and/or Repair Approval is granted by this Departmen
- This Improvement permit is transferable.

Jeff a. Knight 11/9/99
DEHNR Authorized Agent Date

X Jay Zimm 11/17/99
Owner/Agent Signature Date

MECKLENBURG COUNTY
HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH DIVISION
c/o HAL MARSHALL CTR.
SUITE 211
700 N. TRYON ST.
CHARLOTTE, N.C. 28202.
(704) 336-5102

NORTH CAROLINA DEPARTMENT OF
ENVIRONMENTAL, HEALTH,
AND NATURAL RESOURCES
DIVISION OF ENVIRONMENTAL HEALTH
ON-SITE WASTEWATER SECTION

IWWS-100195

DEPARTMENT OF ENVIRONMENT, HEALTH, AND NATURAL RESOURCES
DIVISION OF ENVIRONMENTAL HEALTH
ON-SITE WASTEWATER SECTION

AC #1

Sheet: _____
Property ID: 003-351-07
Lot #: 9
File #: 5262A

SOIL/SITE EVALUATION
for ON-SITE WASTEWATER SYSTEM

OWNER: Donald R. Monroe II APPLICANT: Jay M. Zerin
ADDRESS: 20328 Christofle Dr, Cornelius DATE EVALUATED: 10-12-99
PROPOSED FACILITY: residence PROPOSED DESIGN FLOW (.1949) 360gpd/ PROPERTY SIZE: .35 acres
LOCATION OF SITE: 15638 Adyadendrum Hill Farm PROPERTY RECORDED: _____
WATER SUPPLY: ☒Private ☐Public ☒Well ☐Spring ☐Other _____
EVALUATION METHOD: ☒Augur Boring ☐Pit ☐Cut
TYPE OF WASTEWATER: ☒Sewage ☐Industrial Process ☐Mixed

PROFILE #	Slopes 10-15% .1940 Landscape Position/ Slope %	Horizon Depth (IN.)	SOIL MORPHOLOGY (.1941) .1941 STRUCTURE/ TEXTURE	SOIL MORPHOLOGY (.1941) .1941 CONSISTENCE MINERALOGY	OTHER PROFILE FACTORS .1942 SOIL WETNESS/ COLOR	.1943 SOIL DEPTH	.1956 SAPRO CLASS	.1944 RESTR HORIZ	PROFILE CLASS &LTAR
1	LS	0-3"	gr l s l	Fr l SE xP l NS l WP	> 48" no soil wetness	48"+	N/A	None	PS .39 f2 ~~III~~ IV
		3-11"	sBK l s c l	Fr l SE xP l SS l SP					
		11-48"	sBK l C	Fi l SE xP l S l P					
2	LS	0-6"	gr l s c l	Fr l SE xP l SS l SP	> 42" To soil wetness	42"	N/A	None	PS .39 f2 IV
		6-42"	sBK l C	Fi l SE xP l S l P					
3	LS	0-8"	gr l s c l	Fr l SE xP l SS l SP	> 48" To soil wetness	48"+	N/A	None	PS .39 f2 IV
		8-48"	sBK l C	Fi l SE x					
4	LS	0-7"	gr l s c l	Fr l SE xP l SS l SP	> 48" To soil wetness	48"+	N/A	None	PS .39 f2 IV
		7-31"	sBK l C	Fi l SE xP l S l P					
		31-48"	sBK l s c	Fi l SE xP l S l P					
5	LS	0-4"	gr l s c l	Fr l SE xP l SS l SP	> 48" To soil wetness	48"+	N/A	None	PS .39 f2 IV
		4-48"	sBK l s c	Fi l SE xP l S l P					

DESCRIPTION	INITIAL SYSTEM	REPAIR SYSTEM
Available Space (.1945)	PS	PS
System Type(s)		
Site LTAR		

OTHER FACTORS (.1946): _____
SITE CLASSIFICATION (.1948): Provisionally Suitable
EVALUATED BY: W. A. Marlin LSS 10-12-99
OTHER(S) PRESENT: _____

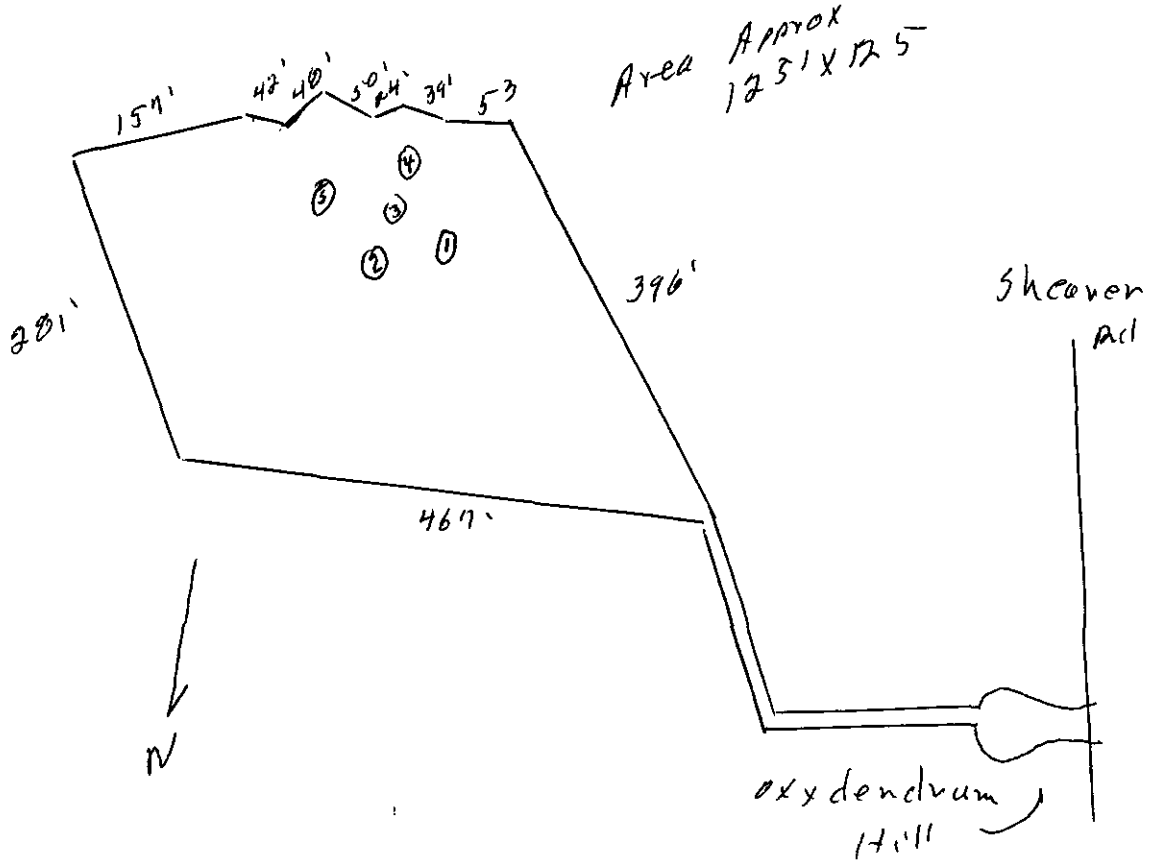
FILE # 5262A

COMMENTS 100% Repair

LANDSCAPE POSITION	GROUP	TEXTURE	.1955 LTAR
R-RIDGE	I	S-SAND	1.2-0.8
S-SHOULDER SLOPE		LS-LOAMY SAND	
L-LINEAR SLOPE			
FS-FOOT SLOPE	II	SL-SANDY LOAM	0.8-0.6
N-NOSE SLOPE		L-LOAM	
H-HEAD SLOPE			
CC-CONCLAVE SLOPE	III	SI-SILT	0.6-0.3
CV-CONVEX SLOPE		SICL-SILTY CLAY LOAM	
T-TERRACE		CL-CLAY LOAM	
FP-FLOOD PLAIN		SCL-SANDY CLAY LOAM	
	IV	SC-SANDY CLAY	0.4-0.1
		SIC-SILTY CLAY	
		O-ORGANIC	

CONSISTENCE	
MOIST	WET
VFR-VERY FRIABLE	NS-NON-STICKY
FR-FRIABLE	SS-SLIGHTLYSTICKY
FI-FIRM	S-STICKY
VFI-VERY FIRM	VS-VERY STICKY
EFI-EXTREMELY FIRM	NP-NON-PLASTIC
	SP-SLIGHTLYSTICKY
	P-PLASTIC
	VP-VERY PLASTIC

STRUCTURE	MINERALOGY
SG-SINGLE GRAIN	SLIGHTLY EXPANSIVE
M-MASSIVE	
CR-CRUMB	EXPANSIVE
GR-GRANULAR	
SBK-SUBANGULAR BLOCKY	
ABK-ANGULAR BLOCKY	
PL-PLATY	
PR-PRISMATIC	



FEE: 200.00 CK# 1105

DATE: 10-4-99 VIW

APPLICATION FOR IMPROVEMENT PERMIT FOR RESIDENTIAL SITE INDIVIDUAL WATER AND WASTEWATER SYSTEMS PROGRAM

[ ] CRT

TYPE APPLICATION: ✓ NEW SYSTEM __ EXPANSION/ ALTERATION OF EXISTING SYSTEM __ REPAIR OF EXISTING SYSTEM

NORTH CAROLINA
DEPARTMENT OF ENVIRONMENT,
HEALTH, AND NATURAL RESOURCES
DIVISION OF ENVIRONMENTAL HEALTH
ON-SITE WASTEWATER SECTION

FILE #: [redacted] 262A

PROPERTY INFORMATION (FROM ENGINEERING FORM) FOR JOB LOCATION:

TAX/PARCEL NUMBER: 003-351-07

STREET ADDRESS: 15638 OXYPENDRUM HILL LANE

SUBDIVISION OR MOBILE HOME PARK NAME: N/A

LOT NUMBER: 9

TOWNSHIP (CHECK ONE):

__ 0 MECKLENBURG
__ 1 CHARLOTTE
✓ 2 DAVIDSON
__ 3 CORNELIUS
__ 4 PINEVILLE
__ 5 MATTHEWS
__ 6 HUNTERSVILLE
__ 7 MINT HILL

CLOSING DATE _____

TYPE OF BUILDING (CHECK ONE):

__ SINGLE MOBILE HOME(S)
__ DOUBLE WIDE (D)
✓ HOUSE (H)
__ MODULAR HOME (M)
__ MULTIPLE FAMILY (U)
__ OTHER (O)

HEATED SQUARE FOOTAGE: 2400 SQ FT.

NUMBER OF BEDROOMS: 3 NUMBER OF OCCUPANTS: 2

FOUNDATION FOR RESIDENCE:

__ WITHOUT BASEMENT
__ ON SLAB
✓ CRAWL SPACE
__ WITH BASEMENT /PLUMBING
__ WITH BASEMENT /NO PLUMBING

IF EXPANSION/ALTERATION OF EXISTING SYSTEM, DESCRIBE THE PROPOSED BUILDING ADDITION:

WILL THERE BE A HOME BUSINESS IN THE RESIDENCE: __ YES ✓ NO TYPE: _____

WATER SUPPLY (CHECK ONE):

__ COMMUNITY (C)
__ MUNICIPAL (M)
✓ PRIVATE WELL (P)
__ SHARED WELL (S)
__ OTHER 'SPRINGS' (O)

IF ANY OF THE FOLLOWING ARE LOCATED ON THE PROPERTY, PLEASE SHOW LOCATION ON PLAT:

BURIED CABLES, LANDFILLS, STUMPHOLES __ YES ✓ NO
EXISTING WASTEWATER SYSTEMS __ YES ✓ NO
EASTMENTS OR RIGHT-OF-WAYS __ YES ✓ NO
WELL, SPRINGS OR WATERLINES __ YES __ NO
DESIGNATED WETLANDS __ YES ✓ NO

PROPERTY OWNER:	LEGAL AGENT FOR PROPERTY OWNER, IF APPLICABLE:
NAME: MONROE, DONALD R. (II) (LAST) (FIRST) (MI)	NAME: ZINN JAY M. (LAST) (FIRST) (MI)
ADDRESS: 20328 CHRISTOFLE DRIVE	DAYTIME PHONE: (704) 895-5196
CITY: CORNELIUS STATE: NC ZIP: 28031	19625 SHEVINGTON DRIVE
DAYTIME PHONE: (704) 892-9673 / HM: 892-4799	CORNELIUS, NC 28031

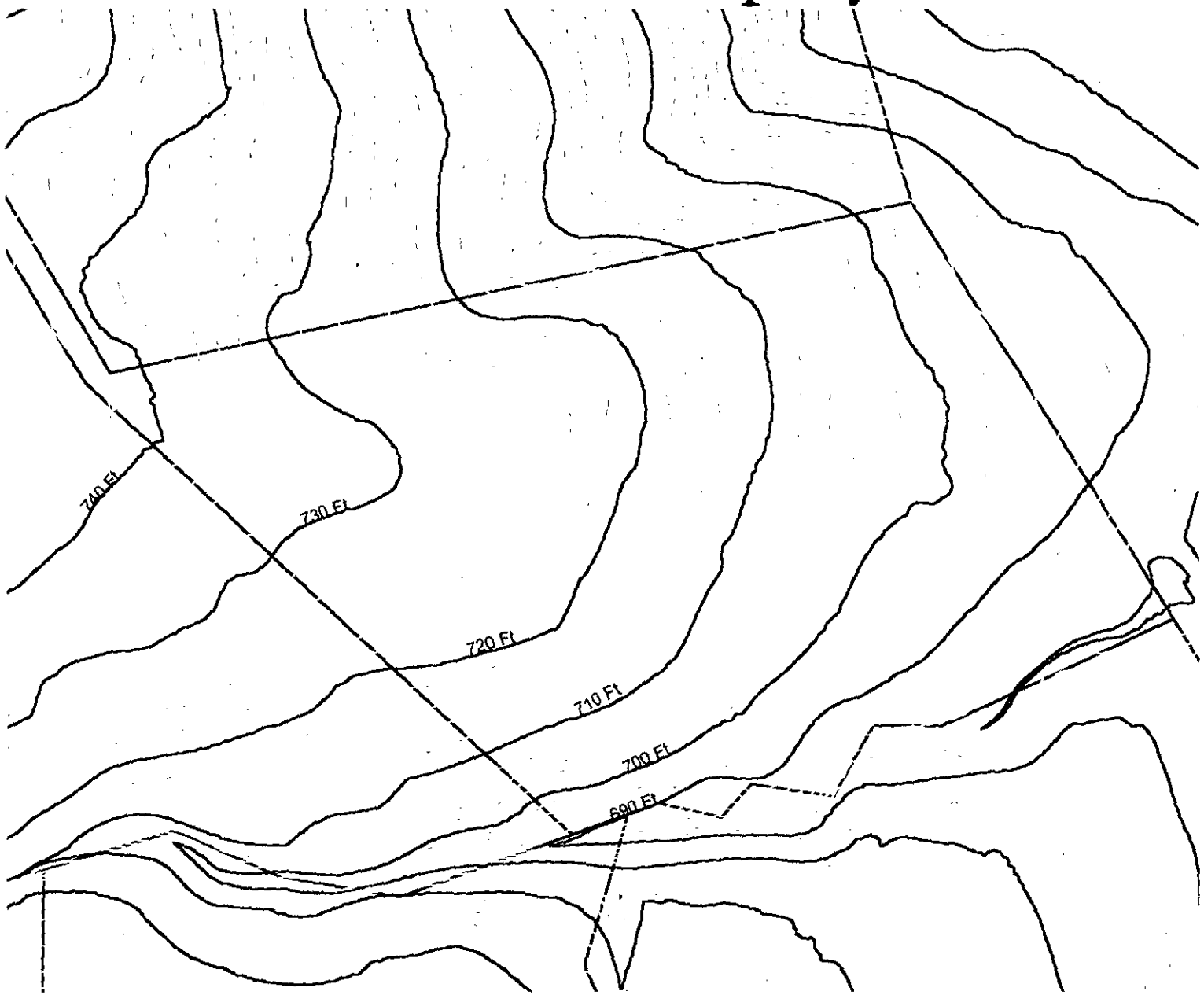
WHAT DATE WAS THE PROPERTY ORIGINALLY DEEDED AND RECORDED? 1-30-89

An Improvement Permit is subject to suspension or revocation if site plans or the intended use change or if information submitted in this application is falsified or changed. The undersigned, owner, or legal agent for the owner, of the property described above as the "Job Location" has read the foregoing application, acknowledges that the contents of same are true, and authorizes agents of the Mecklenburg County Health Department to enter onto the property for the purpose of processing this request.

SIGNED: Jay M. Zinn DATE: 10/4/99

MECKLENBURG COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH DIVISION
c/o HAL MARSHALL CTR., SUITE 211, 700 N. TRYON ST., CHARLOTTE, N.C. 28202., (704) 336-5102

Dr. Zinn Property



Town Of Davidson Planning

Topography
2 Foot
10 Foot
Tax Parcels

Post Office Box 579
Davidson, NC 28036
Phone 704-892-7591
Fax 704-892-3971

10/4/99

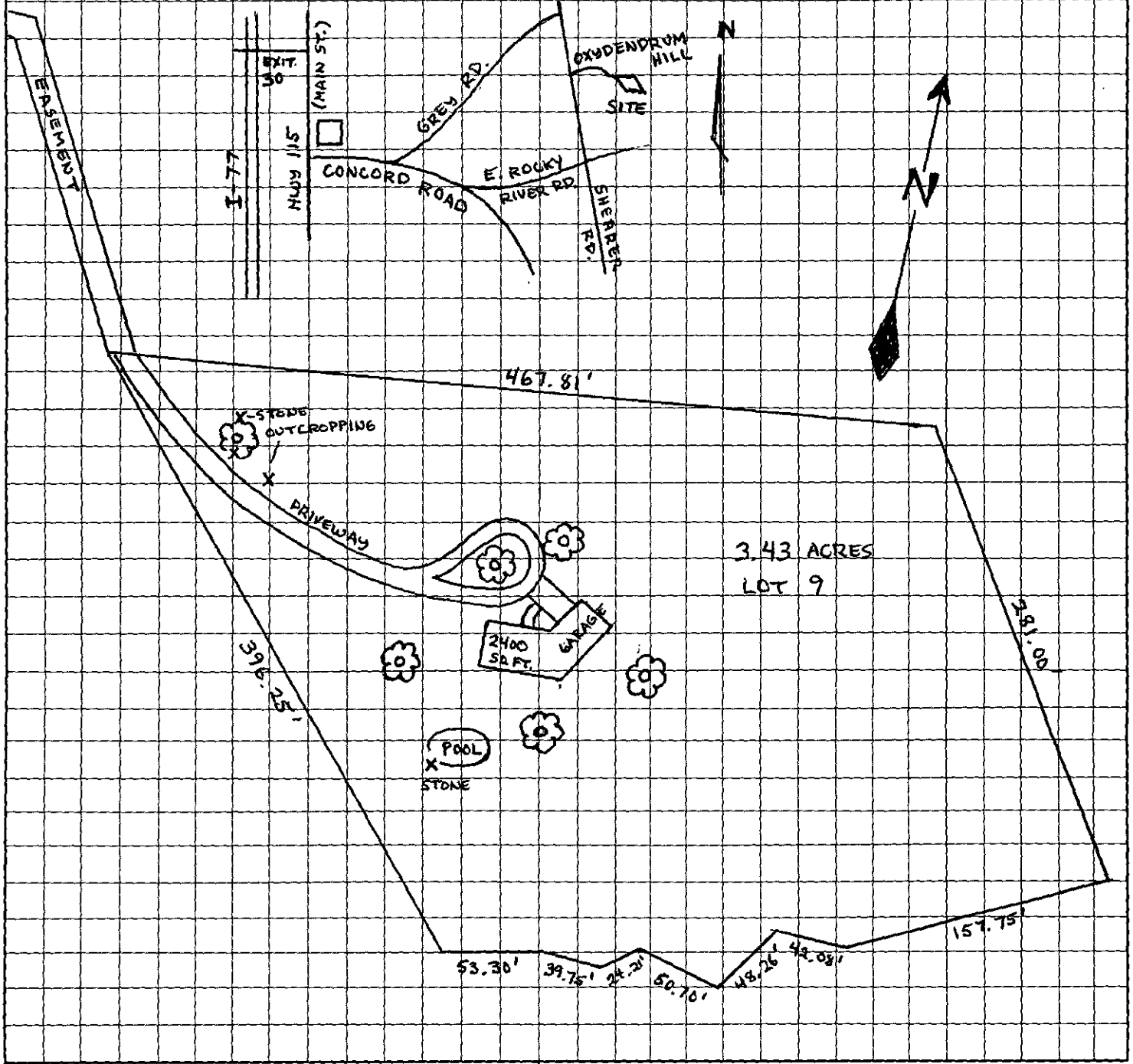
PROPOSED PLOT PLAN

HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH DIVISION
700 NORTH TRYON STREET
CHARLOTTE, NC 28202
PHONE (704) 336-5102

FILE: ~~4089B~~ 5262A

TC: 083-351-07

Draw in and name all roads adjoining the property. Draw in and accurately dimension the lot concerned. Accurately indicate property boundaries proposed and/or existing structures and driveways, underground utilities, and wells and springs within 100 feet of the proposed building or drainfield.



Jay M. Zimm
OWNER/AGENT SIGNATURE

DATE 10/3/99

APPROVAL DATE _____

White - Health Department's Copy Canary - E.H.S. Copy Pink - Owner's Copy

003-351-07

5262A

Page No.

(Insert "None" or the identification of such assessments, if any.) Seller shall pay all owner's association

ADDITIONAL PROVISIONS

Select A or B of the following provisions if applicable. If neither is selected, neither provision shall be part of the Offer to Purchase and Contract. These provisions shall not apply to short sales.

A. EXPIRATION OF OFFER. This offer shall be void unless accepted by Seller and a copy of the fully executed Offer to Purchase and Contract is received by Buyer or Buyer's agent on or before 5:00 PM on 6/22/2022. Buyer may withdraw this offer at any time prior to receipt of Seller's acceptance.

B. INTEREST BEARING TRUST ACCOUNT. Any earnest money deposit held by Escrow Agent shall be placed in the following interest bearing trust account of the escrow agent named in the Offer to Purchase and Contract: Any interest earned thereon shall belong to the escrow agent and is to be credited by Escrow Agent to the party entitled to the earnest money as provided herein. Buyer's Tax Identification Number for this account is _____ and Seller's Tax Identification Number for this account is _____. Escrow Agent is authorized to release any information required by the financial institution where the account is established to report interest earned on the account to the appropriate taxing authorities. Buyer and Seller acknowledge that the escrow agent may receive certain benefits associated with the account, such as free checks, reduced service charges, or preferred loan rates, and Buyer and Seller agree that the escrow agent may retain such benefits.

C. SPECIAL ASSESSMENTS. The parties agree that special assessments upon Buyer's property as of the Closing Date shall be paid as follows: (check only one)

(1) ☐ Buyer shall pay all special assessments that are payable in installments which are due and payable on the Closing Date. Buyer shall also pay the first installment of special assessments that are payable in installments which are due and payable after the Closing Date. Buyer shall pay all remaining installments of special assessments that are payable in installments which are due and payable after the Closing Date.

(2) ☐ Seller shall pay all special assessments that are payable in installments which are due and payable on the Closing Date. Seller shall also pay the first installment of special assessments that are payable in installments which are due and payable after the Closing Date. Seller shall pay all remaining installments of special assessments that are payable in installments which are due and payable after the Closing Date.

(3) ☐ Seller shall pay the sum of $ _____ toward the special assessments that are payable in installments which are due and payable after the Closing Date. Buyer shall pay any amount in excess of the sum paid by Seller.

(4) ☐ Seller shall pay the sum of $ _____ toward the special assessments that are payable in installments which are due and payable on the Closing Date. Buyer shall pay any amount in excess of the sum paid by Seller.

D. FEDERAL FLOOD INSURANCE. Buyer is advised that the Property is located in a Special Flood Hazard Area as designated by the Federal Emergency Management Agency ("FEMA"). FEMA has found that certain areas are subject to a special flood hazard and that the use of insurance is required in those areas. Buyer is advised that flood damage to the Property may also occur as a result of a storm or other event that does not cause the Property to be located in a Special Flood Hazard Area. Buyer is advised that flood insurance may be purchased under the National Flood Insurance Program or from private insurance companies. Flood insurance may be required by Buyer's lender and may be available for properties that are not located in a Special Flood Hazard Area. Buyer is advised to contact Buyer's insurance agent to determine the availability, terms, conditions and cost of flood insurance.

E. APPRAISAL. This offer is contingent upon the Property appraising for at least the Purchase Price. If the Property does not appraise for at least the Purchase Price, Buyer may terminate this contract by written notice to Seller received by Buyer or Buyer's agent prior to the time the appraisal is completed. If Buyer does not timely terminate this contract, Buyer shall have no further right to terminate this contract pursuant to this provision. The cost of the appraisal shall be borne by the Buyer.

F. CLOSING OF EXISTING CONTRACT CONTINGENCY. This offer is contingent upon the closing of the existing contract on the Property scheduled to close on _____.

If Seller does not close the existing contract on or before _____, then Seller may terminate this Offer to Purchase and Contract by written notice to Buyer or Buyer's agent received on or before _____. If Seller timely terminates this Offer to Purchase and Contract and will not be obligated to sell the Property to Buyer. If Seller does not timely terminate this Offer to Purchase and Contract, Seller shall have no further right to terminate this Offer to Purchase and Contract pursuant to this provision. All earnest money deposits shall be refunded to Buyer.

G. RENTAL INCOME/INVESTMENT PROPERTY. The Property is currently rented or presently offered for rent. Buyer shall be entitled to receive all rents collected for the month in which Closing occurs. Seller shall assign to Buyer all tenant leases in effect at Closing. Seller shall deliver to Buyer all tenant estoppel certificates required by the lender or Buyer, but not more than _____ in number, on forms acceptable to Buyer. Seller shall deliver to Buyer all tenant security deposits and prepaid rents. Seller shall deliver to Buyer all tenant notices, within _____ days of receipt by Seller, relating to violations of housing codes affecting the Property. Seller shall deliver to Buyer all tenant notices of any defaults by Seller under any tenant leases. Buyer's obligation to purchase the Property is contingent upon Buyer's approval of the following documents relating to the Property: _____. If Buyer does not timely notify Seller in writing of Buyer's disapproval of any of the documents listed in the preceding sentence, Buyer shall be deemed to have approved all of the documents listed in the preceding sentence. If Buyer timely notifies Seller in writing of Buyer's disapproval of any of the documents listed in the preceding sentence, Seller shall have the right to terminate this contract by written notice to Buyer.

9 _____ **H. COST OF REPAIR CONTINGENCY.** If the reasonable cost to repair any item listed in the inspection report dated _____ exceeds $ _____, then Buyer may terminate this contract by written notice to Seller received by Buyer or Buyer's agent within _____ days after Buyer receives (a) the inspection report and (b) the Offer to Purchase and Contract. If Buyer does not timely terminate this contract, Buyer shall have no further right to terminate this contract pursuant to this provision. If Buyer timely terminates this contract, the Earnest Money Deposit shall be refunded to Buyer.

IN THE EVENT OF A CONFLICT BETWEEN THIS ADDENDUM AND THE OFFER TO PURCHASE AND CONTRACT, THIS ADDENDUM SHALL CONTROL.

Buyer [signature] 6/22/22

Buyer [signature]

Seller [signature]

Seller [signature]

...of the B.C. Residential Property Disclosure Statement ... a copy of the B.C. Residential Property Disclosure Statement ... Buyer in the case of a sale or exchange ... Property Disclosure Statement because (SEE GUIDELINES n/a ... residential and was built prior to 1978 (Attach Lead-Based Paint or Lead Hazard Warning ... inspection to determine the condition of the Property ... heating, ... exterior surfaces, structural components including foundation, columns, chimney ... and fixtures, sprinkler system, irrigation system, if any, water ... the structure(s) and/or the Property to be free of friable asbestos or ... agreed to Seller on or before n/a ... advised to have any ... by Closing ... the date the offer ... Seller ... Buyer ... Seller ... Seller ... Buyer ... Property prior to Closing.

... is defined as the date and time of recording of the deed. All parties agree ... on or before November 30, 1999

... Buyer ... Possession

... otherwise provided herein, possession shall be delivered at Closing ... Possession Before Closing Agreement is attached (OR ☐ a Seller Possession ...

... ADDENDA TO THIS CONTRACT:

... Property prior to Closing ... Addendum

... Addendum to Offer to Purchase

... Buyer and Purchaser are licensed real estate agents in B.C.

... damage by fire or other casualty prior to Closing shall be ... Seller. In the event Buyer does NOT elect to terminate this contract, Buyer shall ... proceeds payable or accruing to the Seller applicable to the ...

... ASSIGNMENT: This contract may not be assigned ... without the written consent of ... the assignee and his heirs and successors.

... This contract shall be binding upon and ... to the benefit of the ... Property. ... Wherever the singular is used herein, the plural ... where the context requires the feminine ... ENTIRE AGREEMENT: Any promise, ... herein contained which ... effect is required ... Buyer and Seller ... shall remain binding upon and for the benefit of the parties hereto until fully observed ... ENTIRE AGREEMENT: This contract contains the ... between the parties ... those expressed herein. All changes, additions ... Seller hereto must be ... between a REALTOR® or broker ... agreements between them.

NOTICE AND EXECUTION: Any notice or communication ... Buyer ... Seller ... Buyer ... Seller ... Buyer ... Seller

ADDENDUM TO OFFER TO PURCHASE AND CONTRACT

This ADDENDUM TO OFFER TO PURCHASE AND CONTRACT is made a part of the Offer to Purchase and Contract ("Contract") dated 4/29/21 (the "Date of Acceptance") by and between Tracy Zimmerman ("Buyer") and Donald Richard Mancuso ("Seller") concerning certain real property located at 1563 [illegible] Davidson, NC.

WHEREAS the Buyer desires to [illegible] Contract

[illegible]

[illegible]

Buyer receiving a water test report at the [illegible] showing water potability acceptable for human consumption. Buyer [illegible] within [illegible] days of the date of the acceptance of this Contract [illegible] condition shall be deemed to be null and void. If the water potability is found unacceptable [illegible] Buyer will have the option to cancel this Contract and [illegible] Buyer's [illegible] determination in which [illegible] respect will be returned to the Buyer and all of the respective liabilities of both [illegible] Seller under this Contract will be terminated.

EXCEPT as stated in this Addendum, the terms, covenants, conditions and provisions of the contract shall remain in full force and effect.

Tracy M. Zimmerman (Seal)
Buyer

Donald Richard Mancuso (Seal)
Seller

[illegible] (Seal)
Buyer

[illegible] (Seal)
Seller

[illegible]

Mecklenburg County
Health Department

Basil G. Dolta, M.D., M.P.H.
Health Director

December 14th, 1988

James Herring
Route 2, Box 43
Davidson, NC 28036

RE: Property located at Shearers Road 9
FILE: 5262A
PARCEL: 00308106 PO

Dear Sir:

At your request, a field investigation was conducted on the property designated above for the purpose of determining site suitability for the installation of a ground absorption sewage disposal system. Results of the investigation revealed that the lot contains soils which have been classified as PROVISIONALLY SUITABLE in accordance with the provisions of 10 NCAC 10A .1900. A copy of the Site Evaluation Report (Serial Number 15825) deliniating the soil types and their respective classifications is enclosed.

While this classification indicates the site is acceptable for the installation of a septic tank system, no specific system or plans have been approved. The area available for such an installation may impose limitations on the size and/or type construction permitted on the lot. Specific plan approval will be provided upon submission of an Application For An Improvement Permit with an ACCURATELY dimensioned plot plan detailing the location of current and/or proposed buildings, wells and sewage disposal systems and determination that the area is adequate to accomodate the proposed construction.

Please note that this classification may be revoked if any filling, grading or construction (including the drilling of a well) is performed on the lot which in the opinion of this Department renders any area previously designated suitable for system installation, unsuitable. Futhermore, this approval may be revoked should any changes occur in the regulations under which it was granted, if such changes would have prevented its approval had they been in effect on the date of issuance.

If there are any questions concerning this matter, do not hesitate to contact me.

Very truly yours,

Sylvia D. Daniel, R.S., Supervisor
On Premises Waste Disposal & Water Supply
Environmental Health Division

Enclosure

1200 Blythe Boulevard • Charlotte, North Carolina 28203 • (704) 376-4603

MECKLENBURG COUNTY ENVIRONMENTAL HEALTH
SITE EVALUATION REPORT
SERIAL NUMBER 15825

File: 5262A Action 4

Parcel: 00308106 PO ☐ PC

Location: Shearers Road

Subdivision:

Lot: 9 Block: Acres: Approx. 2.0

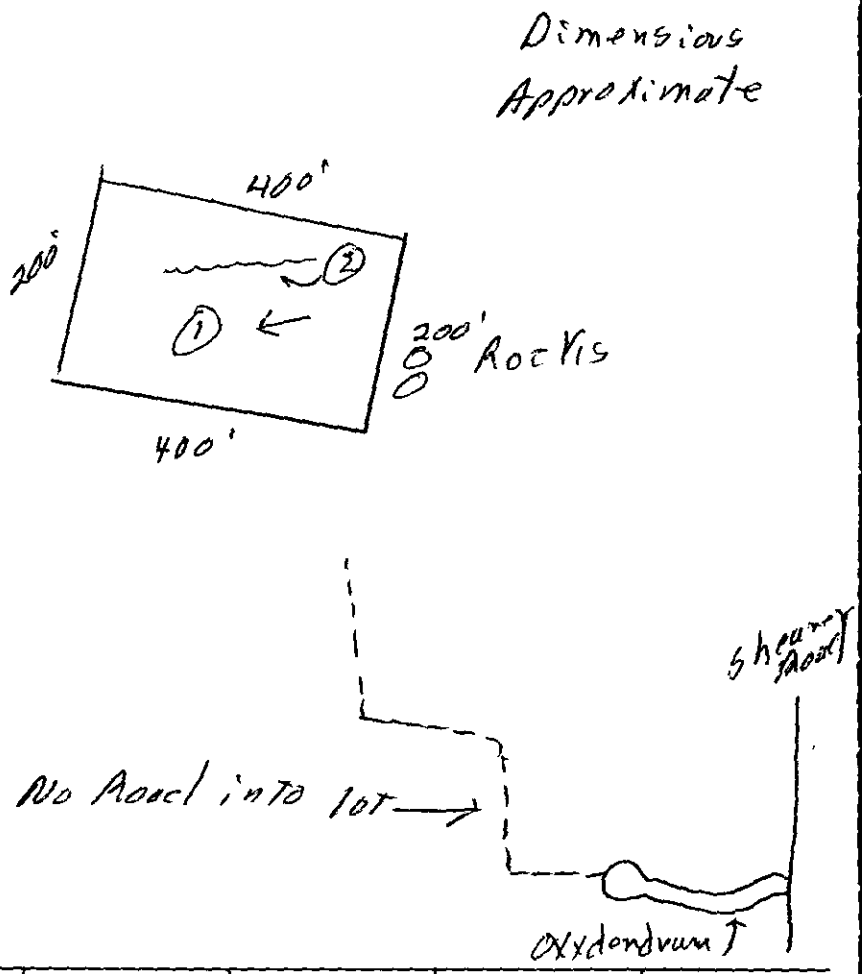
Owner: James Herring
Address: Route 2, Box 43
Davidson, NC 28036

Comments: _____

Described by: William A. Martin

Date: 12-14-95

*** EVALUATION KEY ***
S = Suitable U = Unsuitable
PS = Provisionally Suitable
The "Area Classification" below indicates the suitability of areas in the diagram.



FACTORS	AREA 1	AREA 2	AREA 3	AREA 4	AREA 5	AREA 6
Topography	(S) PS U 6-15%	S PS (U)	S PS U	S PS U	S PS U	S PS U
Texture	S (PS) U clay	S PS U —	S PS U	S PS U	S PS U	S PS U
Structure	S (PS) U Blocky	S PS U —	S PS U	S PS U	S PS U	S PS U
Drainage	(S) PS U >48" To water	S PS U —	S PS U	S PS U	S PS U	S PS U
Depth	(S) PS U >48"	S PS U —	S PS U	S PS U	S PS U	S PS U
Restrictive Horizons	(S) PS U >48"	S PS U —	S PS U	S PS U	S PS U	S PS U
Available Space	S (PS) U	S PS U	S PS U	S PS U	S PS U	S PS U
Other (specify)	S PS U	S PS U	S PS U	S PS U	S PS U	S PS U
Soil Group/Series	10A Cecil-1.Ua	complex slope				
Area Classification	S (PS) U	S PS (U)	S PS U	S PS U	S PS U	S PS U

APPLICATION FOR SOIL INVESTIGATION

MECKLENBURG COUNTY · ENVIRONMENTAL HEALTH ·

1200 BLYTHE BOULEVARD
CHARLOTTE, NC 28203
PHONE (704) 376-4603

(OFFICE USE ONLY)

FILE: 52662A

TC: _____

☐ PC ☐ REPT

JOB LOCATION

① ADDRESS: 15638 Shearers Rd, Davidson, NC

② SUBDIVISION: Oxydendrum ③ LOT: 9 ④ BLOCK: _____

⑤ PARCEL REFERENCE: BOOK NO.: 003 PAGE NO.: 081 PARCEL NO.: 0

⑥ DEED REFERENCE: BOOK NO.: _____ PAGE NO.: _____

OWNER

⑦ NAME: James (FIRST) _____ (MIDDLE) Herring (LAST)

⑧ MAILING ADDRESS: Rt 2, Box 43

⑨ CITY: Davidson ⑩ STATE: NC ⑪ ZIP: 28036

⑫ PHONE: (WORK) 892-7228 (HOME) 892-1093

⑬ Accurately diagram and dimension lot.

See attached- Request for 2 acres perk test.

I77 to Exit 30. to Main Street, turn right. Left on Concord Rd. Left on E. Rocky River. Left on Shearer's Rd. Sign on right.



⑭ The undersigned, owner of the property described above as the "JOB LOCATION" has read the foregoing application, acknowledges that the contents of same are true, and authorizes agents of the MECKLENBURG COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH to enter onto the property for the purpose of processing this request.

Signed: James Herring

Date: Dec 7, 1988

Mecklenburg County services are available without regard to ethnic origin, sex, or disability.

WHITE - ENVIRONMENTAL HEALTH DEPARTMENT'S COPY ● CANARY - ENVIRONMENTALIST'S COPY ● PINK - OWNER'S COPY

MECKLENBURG COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH DIVISION

CHARGE SLIP

Date 12/7/88

Name/Company Debra Monroe

Sanitation _____

Vector Control _____

O.P.W.D. ✓

Service: Soil Test
Lac #5262A

MECKLENBURG COUNTY
HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH DIVISION
PAID

DEC 7 1988

Fee: $ 60.00

CK # 3731
$60.00

Completed by

Collected by