VACANT LAND DISCLOSURE STATEMENT

Note: Use this form to fulfill Seller's required disclosures in the Offer to Purchase and Contract - Vacant Lot/Land Form 12-T.

Property: 196 Cypress Point, Wallace, NC 28466	 	
Buyer:		
Seller: Gokce Capital, LLC		

Buyer understands and agrees that this Disclosure Statement is not a substitute for professional inspections, and that this document does not relieve Buyer of their duty to conduct thorough Due Diligence on the Property. Any representations made by Seller in this Disclosure Statement are true to the best of Seller's knowledge, and copies of any documents provided by Seller are true copies, to the best of Seller's knowledge. Buyer is strongly advised to have all information confirmed and any documents substantiated during the Due Diligence Period.

If Seller checks "yes" for any question below, Seller is affirming actual knowledge of either: (1) the existence of documentation or information related to the Property; or (2) a problem, issue, characteristic, or feature existing on or associated with the Property. If Seller checks "no" for any question below, Seller is stating they have no actual knowledge or information related to the question. If Seller checks "NR," meaning no representation, Seller is choosing not to disclose whether they have knowledge or information related to the question.

A.		Physical	l Aspects	Yes	No	NR
	1		elling structures on the Property		X	
			1			5
	2.	a .	and a soil avaluation test (agricultural sentic, or otherwise)			
	3.	~	wingshafts tunnels fissures or open or abandoned Wells			
	4.	Turnian	gliding soil settlement/expansion, fill or earth movement			X X
	5.	C	rication power or utility lines			X
	-	Dinalina	e (natural gas petroleum other)		-	×
	7	Landfill	operations or junk storage			
		D	Current Planned Legal Illegal			λ
	8		deciding or conditions conductive to Hooding			*
	0	C -:	to not compteries or animal burial bits			$\frac{1}{\lambda}$
	10.	D:	lales nonds creeks streams dams or springs			
	11	*** 11/ \				
			Woter (highly 168)			
		depth	; shared (y/n); year installed; gal/min			1
	12	Septic S	System(s)			
		If yes:	Number of bedrooms on permit(s)			
			Pormit(s) available? ves no NK			
			Lift station(s)/Grinder(s) on Property? yes no NR			
			Septic Onsite? yes Details:			
			Tank capacity			
			Repairs made (describe):			
			Tank(s) last cleaned:			
		If no:	Permit(s) in process? yes no NR			
			Soil Evaluation Complete? yes no NR			
			Other Septic Details:			

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			Yes	No	NR
		Comparison at an ar near Property			X
	13.	Commercial or industrial noxious fumes, odors, noises, etc. on or near Property			
		If yes, please describe:			
n		Legal/Land Use Aspects			
B.			5-7		
	1.	Current or past title insurance policy or title search	×		
	2	Conv of deed(s) for property	X		
	2	Covernment administered programs or allotments			×
	4	Dallhack or other tay deferral recaptures upon sale			
	=	Litigation or estate proceeding affecting ownership or boundaries		-	X
	1	Notices from governmental or quasi-governmental authorities related to the property	and the		
	7	Private use restrictions or conditions, protective covenants, or HUA			
		To I admind Out I and my FOR			
	0	Percent work by persons entitled to file ilen claims			×
	٥.	If yes, have all such persons been paid in full			X
		If not paid in full, provide lien agent name and project number:			
	0	Jurisdictional government land use authority:			
	9.	City: Wallace			
	10	County: Oplin City: Wallace Current zoning: 90 200105			1
	10.	Fees or leases for use of any system or item on property			>
	11.	I anation within a government designated disaster evacuation zone (c.g.,			
	12.	hurricane, nuclear facility, hazardous chemical facility, hazardous waste facility)			\times
	12	Access (legal and physical) other than by direct frontage on a public road			[
	13.	Access via easement		>	
		A via privata road	X		
		IC is there a private road maintenance agreement? Ves no			r=1
	1.4	Solar panel(s), windmill(s), cell tower(s)			×
	14.	If yes, please describe:			
		If yes, piease describe.			
C		Survey/Boundary Aspects			
•	•		\sim		
	1.	Current or past survey/plat or topographic drawing available	\square		
	2.	Approximate acreage: . 54			
	3.	Approximate acreage:; Cleared Acreage;			
	4.	Encroachments			-
	5	Dublic or private use paths or roadways rights of way/easement(s)			
	٠.	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			X
	9.	Property Setbacks	-		У
		If ves. describe:			
	10	If yes, describe: Or Riparian Buffers (i.e., stream buffers, conservation districts, etc.)	. _		
	1.1	Sentic Fasements and Renair Fields	-		1
	10	Any Proposed Easements Affecting Property	-		R
	13	B. Beach Access Easement, Boat Access Easement, Docking Permitted			
		If yes, please describe:	-		

D.		Agricultural, Timber, Mineral Aspects	Yes	No	NR
		Agricultural Status (e.g., forestry deferral)			\times
	1.	Licenses, leases, allotments, or usage permits (crops, hunting, water, timber, etc.)			\propto
	3.	If yes, describe in detail:			×
	٥.	TC 1 ib a im datail:			Tu.
	4.	Farming on Property: Owner or tenant			XXXXX
	5.	Progence of vegetative disease or insect infestation		-	×
	6.	Timber cruises or other timber related reports			×
	7.	Timber harvest within past 25 years	bostone		X
		If yes, monitored by Registered Forester?			X
		If replanted, what species:			اسا
		Voors planted:			X
	8.	Harvest impact (other than timber)			LI
		If yes, describe in detail:			
E.		Environmental Aspects			
Ľ.			and the second		
	1.	Current or past Phase I, Phase II or Phase III Environmental Site Assessment(s)		1	
	2.	II. demonant or above ground storage tanks			
		If yes, describe in detail:			λ
	3.	If yes, describe in detail: Abandoned or junk motor vehicles or equipment of any kind	20000	naorama.	×
	4.	Past illegal uses of property (e.g. methamphetamine manufacture of use)	-		x
	5.	Federal or State listed or protected species present			
		If yes, describe plants and/or animals:	- П		X
	6.	Government sponsored clean-up of the property			\searrow
	7.	Groundwater, surface water, or well water contamination Current Previous Previous commercial or industrial uses	-		×
	8.	Previous commercial or industrial uses			λ
	9.	Wetlands, streams, or other water features Permits or certifications related to Wetlands			人
		Conservation/stream restoration.	1		×
		Conservation/stream restoration			\mathbf{x}
		If yes, describe in detail: The use or presence on the property, either stored or buried, above or below ground, or the use or presence on the property, either stored or buried, above or below ground, or the use of presence on the property, either stored or buried, above or below ground, or the use of presence of the property of th	of:		
	1	i. Asbestos, Benzene, Methane, Pesticides, Radioactive Material			7
		If yes, describe in detail:		-	IC.
		" Other final/ahamical			*
		ii. Other fuel/chemical			
		iv. Agricultural chemical storage			
		IV. Agricultural chemical straight			
F		<u>Utilities</u>			
		Check all currently available on the Property and indicate the provider.			
	г	Water (describe):			
		Water (describe): Sewer (describe):			
		Sewer (describe): Gas (describe):			
		Electricity (describe):			
		Cable (describe):			

Fibe Tele Prive Shar	phone (describe): nte well (describe): ed private well or community well (describe): led water (describe): er (describe):	
	Explanation Sheet for Vacant	Land Disclosure Statement
Instructions	: Identify a line item in the first column (e.g., "E	(/8") and provide further explanation in the second column.
	Attach additional	sheets as necessary
THE NORT LEGAL VA	ALIDITY OR ADEQUACY OF THIS FORM. (RS®, INC., MAKES NO REPRESENTATION AS TO THE CONSULT A NORTH CAROLINA ATTORNEY BEFORE
Buy	per: Date:	Seller: Date: 12/24/24 Gokce Capital, LLC
Buyer: Date:		Seller: Date:
	ity Buyer:	Entity Seller:
(Na	me of LLC/Corporation/Partnership/Trust/Etc.)	(Name of LLC/Corporation/Partnership/Trust/Etc.)
By:		Ву:
Naı	me:	Name: Erika Berson
Title:		Title: marage
Dat	ρ'	Date:

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