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: 51 Meadow Lane, Arapahoe, NC 28510	
Buyer:	
Seller: Gokce Capital, LLC	
SECURIOR AND ADMINISTRATION OF THE PROPERTY OF	

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.

1. Non-dwelling structures on the Property	X x X X X X X X X X			
2. Current or past soil evaluation test (agricultural, septic, or otherwise)	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \			
 Caves, mineshafts, tunnels, fissures or open or abandoned wells	X x X X X X X X X X X X X X X X X X X X			
4. Erosion, sliding, soil settlement/expansion, fill or earth movement	× × × ×			
5. Communication, power, or utility lines	<u>×</u> <u>></u> >			
5. Communication, power, or utility lines	<u>></u> >			
C D' l' - (untimel and notroloum other)	<u>></u>			
6. Pipelines (natural gas, petroleum, other))			
7. Landfill operations or junk storage				
Previous Current Planned Legal Illegal				
8. Drainage, grade issues, flooding, or conditions conducive to flooding	^			
9 Gravesites net cemeteries, or animal burial pits	<u>_</u>			
10. Rivers, lakes, ponds, creeks, streams, dams, or springs	X			
11 Well(s)	7			
Potable Non-potable Water Quality Test? yes no				
denth shared (y/n) vear installed gal/min				
12. Septic System(s)				
If yes: Number of bedrooms on permit(s)				
Permit(s) available? yes no NR				
Lift station(s)/Grinder(s) on Property? yes no NR				
Septic Onsite? yes no Details:				
Tank capacity				
Repairs made (describe):				
Tank(s) last cleaned: If no: Permit(s) in process? ves no NR				
1) NO. 1 climit(s) in process.				
Son Evaluation Complete.				
Other Septic Details:				

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			Yes	No	NR
	12	Commercial or industrial noxious fumes, odors, noises, etc. on or near Property			7
	13.	If yes, please describe:		ll	L
B.		Legal/Land Use Aspects			
	1.	Current or past title insurance policy or title search	λ		
	2.	Copy of deed(s) for property	\times		
	3.	Government administered programs or allotments	penos		\searrow
	4.	Rollback or other tax deferral recaptures upon sale			\times
	5.	Litigation or estate proceeding affecting ownership or boundaries			X
		Notices from governmental or quasi-governmental authorities related to the property			X
	7.	Private use restrictions or conditions, protective covenants, or HOA	×	444	
		If yes, please describe: Say Haven Hoth			
	8.	Recent work by persons entitled to file lien claims			λ
		If yes, have all such persons been paid in full			X
		If not paid in full, provide lien agent name and project number:			
	9.	Invicational government land use authority.			
		County: Parchico City:			
	10.	County:	Letonal		
	11.	rees of leases for use of any system of item on property			X
	12.	Location within a government designated disaster evacuation zone (e.g.,	possessing		_
		hurricane, nuclear facility, hazardous chemical facility, hazardous waste facility)			X
	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			1
	14.	Solar panel(s), windmill(s), cell tower(s)		ALL	
		If yes, please describe:			
C.		Survey/Boundary Aspects			
		G and the state of	V		
	1.	Current or past survey/plat or topographic drawing available		L	
	2.	Approximate acreage: .92 Wooded Acreage ; Cleared Acreage			
		Encroachments			λ
	4.	Public or private use paths or roadways rights of way/easement(s)			×
	Э.	Financial or maintenance obligations related to same	H	Ħ	X
	6	Communication, power, or other utility rights of way/easements	-		\searrow
	6. 7.	Railroad or other transportation rights of way/easements			7
	8.	Conservation easement			X
		Property Setbacks			X
		If you describe:			-
	10	Riparian Buffers (i.e., stream buffers, conservation districts, etc.)			λ
	11	Septic Easements and Repair Fields			$ \mathbf{x} $
	12.	Any Proposed Easements Affecting Property			X
	13	Beach Access Easement, Boat Access Easement, Docking Permitted			\searrow
		If yes, please describe:			
		200 0 1900 BERGER STONE BERGER STONE			

D.		Agricultural, Timber, Mineral Aspects	Yes	No	NR
			103	110	
	1	Agricultural Status (e.g., forestry deferral)			X
	1. 2	Licenses, leases, allotments, or usage permits (crops, hunting, water, timber, etc.)			
	2	If yes, describe in detail:			\
	٥.	If you describe in detail:			
	4	Farming on Property: owner or tenant tenant			2
	4.	Presence of vegetative disease or insect infestation			<u>ス</u> <u>ス</u> <u>入</u> <u>入</u>
	5.	Timber cruises or other timber related reports			λ
	6.	Timber cruises of other timber related reports			2
	7.	If yes, monitored by Registered Forester?			λ
		If yes, monitored by Registered Forester:		THE STREET	X
		If replanted, what species:		-	
		Years planted:			x
	8.	Harvest impact (other than timber)			
		If yes, describe in detail:			
E.		Environmental Aspects			
		Current or past Phase I, Phase II or Phase III Environmental Site Assessment(s)			×
	1.	Current or past Phase I, Phase II of Phase III Environmental Site Assessment(s).	account of	- Company	$ \chi $
	2.	Underground or above ground storage tanks		Land	Vanishoomid
		If yes, describe in detail:			×
	3.	Abandoned or junk motor vehicles or equipment of any kind	100e 2753	2000000	$\overline{\nu}$
	4.	Past illegal uses of property (e.g., methamphetamine manufacture or use)			X
	5.	Federal or State listed or protected species present			
		If yes, describe plants and/or animals:			4
	6.	Government sponsored clean-up of the property	-		λ
	7.	Groundwater, surface water, or well water contamination Current Previous			3
	8.	Previous commercial or industrial uses			1
	9.	Wetlands, streams, or other water features		-	\(\frac{\chi}{\chi}\)\(\chi\)\
		Permits or certifications related to Wetlands			20
		Conservation/stream restoration			C
	10.	Coastal concern (tidal waters, unbuildable land, flood zone, CAMA, Army Corp., etc.)			_
		IC describe in detail:	2		
	11.	The use or presence on the property, either stored or buried, above or below ground, or)1:		X
		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	and the same of th		λ_0
F.		<u>Utilities</u>			
		the second design of the secon			
		Check all currently available on the Property and indicate the provider.			
	Г	Water (describe):			
		Sewer (describe):			
	- common	Gas (describe):			
	and the same of	Electricity (describe):			

Fibe Tele Prive Shar	r Optic (describe): phone (describe): ate well (describe): ed private well or community well (describe): led water (describe): er (describe):	
	Explanation Sheet for Vaca	nt Land Disclosure Statement "E/8") and provide further explanation in the second column.
Instructions	: Identify a line item in the first column (e.g.,	E/8) and provide further explanation in the second version
	Attach additiona	d sheets as necessary
THE NORT LEGAL VA YOU SIGN	ALIDITY OR ADEQUACY OF THIS FORM	ORS®, INC., MAKES NO REPRESENTATION AS TO THE . CONSULT A NORTH CAROLINA ATTORNEY BEFORE
Buy	rer:Date:	Seller: Date:
Buy	ver: Date:	Seller: Date:
	ity Buyer:	Entity Seller: Gokce Capital, LLC
(Name of LLC/Corporation/Partnership/Trust/Etc.)		(Name of LLC/Corporation/Partnership/Trust/Etc.)
Ву:		
Name:		Name: Erika Benson
Titl	e:	Title: Mans
Dat	e·	Date: 8/7/25

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