## 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.

operty: Off Indian Trail Rd, Nashville, NC 27856	
uyer:	
eller: 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 Aspects	Yes	No	NR	
	1.	Non-dwelling structures on the Property		×	and the same of	
		If yes, please describe:		Ne	[]	
	2.	Current or past soil evaluation test (agricultural, septic, or otherwise)		-		
	3.	Caves, mineshafts, tunnels, fissures or open or abandoned wells			X	
	4.	Erosion, sliding, soil settlement/expansion, fill or earth movement			×	
	5.	Communication, power, or utility lines			X	
	6.	Pipelines (natural gas, petroleum, other)			$\frac{\lambda}{\lambda}$	
	7.	Landfill operations or junk storage			X	
		Previous Current Planned Legal Illegal				
	8.	Drainage, grade issues, flooding, or conditions conducive to flooding			7	
	9.	Gravesites, pet cemeteries, or animal burial pits			<u> </u>	
	10.	Rivers, lakes, ponds, creeks, streams, dams, or springs			×	
	11.	Well(s)			X	
		Potable Non-potable Water Quality Test? yes no				
		depth; shared (y/n); year 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? yes no NR				
		Soil Evaluation Complete?  yes  no  NR				
		Other Septic Details:				

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			Yes	No	NR
		Downston in the control of the contr			$\nabla$
	13.	Commercial or industrial noxious fumes, odors, noises, etc. on or near Property			
		If yes, please describe:			
В.		Legal/Land Use Aspects			
D.		Legal/Land Ose Aspects			
	1.	Current or past title insurance policy or title search.	$\triangleright$		
	2.	Copy of deed(s) for property	×		
	3.	Government administered programs or allotments	passon	anamond .	$\rightarrow$
	4.	Rollback or other tax deferral recaptures upon sale			$\times$
	5.	Litigation or estate proceeding affecting ownership or boundaries			$\searrow$
	6.	Notices from governmental or quasi-governmental authorities related to the property			$\boldsymbol{\chi}$
	7.	Private use restrictions or conditions, protective covenants, or HOA	particular.		×
	٠.	If yes, please describe:	Southeartof		
	8	Recent work by persons entitled to file lien claims			*
	0.	If yes, have all such persons been paid in full			X
		If not paid in full, provide lien agent name and project number:			
	9	Invisidictional government land use authority.			
	· .	County: Nash City: Nash I'le			
	10	Current zoning: A1			
	11.	Fees or leases for use of any system or item on property			$\simeq$
	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			
	1-,	Access via easement			3
		Access via private road			X
		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			
		a (1) describe drawing available		X	
	1.	Current or past survey/plat or topographic drawing available			
	2.	Approximate acreage: 9 Wooded Acreage ; Cleared Acreage			
	3.	Encroachments			$\lambda$
	4. -	Public or private use paths or roadways rights of way/easement(s)		H	$\overline{\lambda}$
	5.	Financial or maintenance obligations related to same			>
	_	Communication, power, or other utility rights of way/easements		Ħ	>
	6.	Railroad or other transportation rights of way/easements			>
	7.	Conservation easement			X
	8.	Property Setbacks			×
	9.	If yes, describe:			bound
	10	Riparian Buffers (i.e., stream buffers, conservation districts, etc.)			X
	10.	Septic Easements and Repair Fields			X
	11.	Any Proposed Easements Affecting Property			$\triangleright$
	12.	Beach Access Easement, Boat Access Easement, Docking Permitted			$\lambda$
	13.	If yes, please describe:	Approximately		
		J , F			

D.		Agricultural, Timber, Mineral Aspects			
			Yes	No	NR
	1.	Agricultural Status (e.g., forestry deferral)	The second secon		X
		Licenses, leases, allotments, or usage permits (crops, hunting, water, timber, etc.)	personal		Ì
	۷.	If yes, describe in detail:			
	3	Forfeiture, severance, or transfer of rights (mineral, oil, gas, timber, development, etc.)			×
	5.	If yes, describe in detail:			
	4.	Farming on Property: owner or tenant		-	
	5.	Presence of vegetative disease or insect infestation.		H	~
	6.	Timber cruises or other timber related reports			Ŝ
	7.	Timber harvest within past 25 years			
	1.	If yes, monitored by Registered Forester?			L
		If replanted, what species:			6
					+
	8.	Years planted: Harvest impact (other than timber)			+
	0.	If yes, describe in detail:			4
		11 yes, describe in detail.			
E.		Environmental Aspects			
L.		Environmental rispects			
	1.	Current or past Phase I, Phase II or Phase III Environmental Site Assessment(s)		To the same	1
		Underground or above ground storage tanks	oresess:		2
		If yes, describe in detail:			لـــا
	3.	Abandoned or junk motor vehicles or equipment of any kind			7
	4.	Past illegal uses of property (e.g., methamphetamine manufacture or use)	2003030		*
		Federal or State listed or protected species present.			X
	٥.	If yes, describe plants and/or animals:			
	6.	Government sponsored clean-up of the property			X
	7.	Groundwater, surface water, or well water contamination Current Previous			Y
	8.	Previous commercial or industrial uses	busened		X
		Wetlands, streams, or other water features			メメン
	٦.	Permits or certifications related to Wetlands			‡
		Conservation/stream restoration.			$\mathcal{L}$
	10	Coastal concern (tidal waters, unbuildable land, flood zone, CAMA, Army Corp., etc.)			To
	10.	If yes, describe in detail:			L
	11	The use or presence on the property, either stored or buried, above or below ground, of	·		
	11,	i. Asbestos, Benzene, Methane, Pesticides, Radioactive Material			X
		If yes, describe in detail:	L		<b>A</b>
		ii. Other fuel/chemical		A Company	×
		iii. Paint Lead based paint Other paint/solvents	baccount	and the same of th	X
		iv. Agricultural chemical storage	ROUNCE CO.		V
		1v. Tighteuttatut enemieta storage	hamad		laurend
F.		Utilities			
		Check all currently available on the Property and indicate the provider.			
		Water (describe):			
	H	Sewer (describe):		- Annual Consider	
	accessed.	Gas (describe):		Programme and the second	
		Gas (describe):Electricity (describe):	***********		
	H	Cable (describe):			

Fibe Tele Priv Shaa Hau	er Optic (describe):ephone (describe):enter well (describe):enter well (describe):enter well or community well (describe) water (describe):er (describe):enter (describe):enter well water (desc	ribe):
EFFE	Explanation Sheet for	Vacant Land Disclosure Statement
Instructions	s: Identify a line item in the first column	(e.g., "E/8") and provide further explanation in the second column.
	Attach addi	tional sheets as necessary
THE NORT LEGAL VA YOU SIGN	ALIDITY OR ADEQUACY OF THIS FO	ALTORS®, INC., MAKES NO REPRESENTATION AS TO THE ORM. CONSULT A NORTH CAROLINA ATTORNEY BEFORE
Buy	er: Date:	Seller: Date:
Buy	er: Date:	Seller: Date:
Enti	ty Buyer:	Entity Seller: Gokce Capital, LLC
(Na	me of LLC/Corporation/Partnership/Trust/Etc	.) (Name of LLC/Corporation/Partnership/Trust/Etc.)
By:		By:
Nan	ne:	Name: Erika Benson
Title	e:	Title: Marage
Date:		Date: >/7/25

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