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: 241 Joe Phelps Rd, Aulander, NC 27805	
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.

1. Non-dwelling structures on the Property	NAXXX Z
2. Current or past soil evaluation test (agricultural, septic, or otherwise)	XXXXX
3 Caves, mineshafts, tunnels, fissures or open or abandoned wells	XXXX
3. Caves, mineshafts, tunnels, fissures or open or abandoned wells	
4. Erosion, sliding, soil settlement/expansion, fill or earth movement	
5. Communication, power, or utility lines	
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, pet cemeteries, or animal burial pits	
10. Rivers, lakes, ponds, creeks, streams, dams, or springs	
11. Well(s)	
Potable Non-potable Water Quality Test? yes no	
depth; shared (y/n); year installed; gal/min	1 —
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 Details:	
Tank capacity	
Repairs made (describe):	
Tank(s) last cleaned:	
If no: Permit(s) in process? yes no NR	
Soil Evaluation Complete? yes NR	
Other Septic Details:	

Page 1 of 4



North Carolina Association of REALTORS®, Inc.



STANDARD FORM 142 Adopted 7/2024 © 7/2024

			Yes	No	NR
	13.	Commercial or industrial noxious fumes, odors, noises, etc. on or near Property If yes, please describe:			X
В.		Legal/Land Use Aspects			
	1.	Current or past title insurance policy or title search.	\searrow		
	2.	Copy of deed(s) for property	\searrow	Lancar.	
	3.	Government administered programs or allotments			ک
	4.	Rollback or other tax deferral recaptures upon sale			×
	5.	I itigation or estate proceeding affecting ownership or boundaries			4
	6.	Notices from governmental or quasi-governmental authorities related to the property	202003403		3
	7.	Private use restrictions or conditions, protective covenants, or HOA			X
		If yes please describe:			
	8.	Pecent work by persons entitled to file lien claims			4
	о.	If yes, have all such persons been paid in full			X
		If not paid in full, provide lien agent name and project number:			
	Q				
	٦.	County: Hack Face City: Aslander			
	10	Jurisdictional government land use authority: County: Hertford City: Aslander Current zoning: RA - 30			_
	10.	Fees or leases for use of any system or item on property			
	12.	Location within a government designated disaster evacuation zone (e.g.,			
	12.	hurricane, nuclear facility, hazardous chemical facility, hazardous waste facility)			X
	13	Access (legal and physical) other than by direct frontage on a public road			
	15.	Access via easement.			1
		Access via private road			
		If yes, is there a private road maintenance agreement? yes no			
	14	Solar panel(s), windmill(s), cell tower(s)			X
	17.	If yes, please describe:			
		11 yes, pieuse deserioe.			
C.		Survey/Boundary Aspects			
	1.	Current or past survey/plat or topographic drawing available		\searrow	
		Approximate acreage:			
	3	Approximate acreage:; Cleared Acreage;	2.00		
	4.	Encroachments			×
	5	Public or private use paths or roadways rights of way/easement(s)			×
	٥.	Financial or maintenance obligations related to same			×
	6.	Communication, power, or other utility rights of way/easements			X
	7.	Railroad or other transportation rights of way/easements			
	8.	Conservation easement			X
	9.	Property Setbacks			λ
		If yes, describe:			
	10	Riparian Buffers (i.e., stream buffers, conservation districts, etc.)			X
	11	Septic Easements and Repair Fields			X
	12	Any Proposed Easements Affecting Property			X
	13	Beach Access Easement, Boat Access Easement, Docking Permitted			A
		If yes, please describe:			

Agricultural Status (e.g., forestry deferral)
Licenses, leases, allotments, or usage permits (crops, hunting, water, timber, etc.)
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If yes, describe in detail: Forfeiture, severance, or transfer of rights (mineral, oil, gas, timber, development, etc.)
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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) If yes, describe in detail: 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 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: 1. Asbestos, Benzene, Methane, Pesticides, Radioactive Material If yes, describe in detail: 12. Other fuel/chemical. 13. Abandoned or junk motor vehicles or equipment of any kind. 24. April 15. Abandoned or junk motor vehicles or equipment of any kind. 25. April 16. April 17. April 17. April 18. April 1
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If yes, describe in detail: ii. Other fuel/chemical
ii. Other fuel/chemical.
ii. Other fuel/chemical
iii Paint Lead based paint Other paint/solvents
III. I tillt Loud outsed paint outset paint
iv. Agricultural chemical storage
F. <u>Utilities</u>
and the state of t
Check all currently available on the Property and indicate the provider.
Water (describe):
Water (describe): Sewer (describe):
Sewer (describe):

Fibe Tele Priva Shar	phone (describe): ate well (describe): ed private well or community well (describe):							
Unit								
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.								
<u> </u>								
	Attach additional s	sheets as necessary						
THE NORTH CAROLINA ASSOCIATION OF REALTORS®, INC., MAKES NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF THIS FORM. CONSULT A NORTH CAROLINA ATTORNEY BEFORE YOU SIGN IT.								
Buy	rer: Date:	Seller: Date: O4/08/JS						
Buy	rer: Date:							
	ity Buyer:	Entity Seller: Gokce Capital, LLC						
(Name of LLC/Corporation/Partnership/Trust/Etc.)		(Name of LLC/Corporation/Partnership/Trust/Etc.)						
By:		By:						
Nar	ne:	Name: Gika Berson Title: Manage						
Titl	e:	Title: Manage						
Dat	e:	Date:						

Page 4 of 4

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