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VACANT LAND DISCLOSURE STATEMENT

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

"Seller": Small Axe Capital LLC

"Buyer": _____

"Property": Cypress Creek Farm Rd., Sanford, 27332

☐ If checked, see attached Form 2A10-T for additional parcels that are included in the disclosures below and included within the term Property herein

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. To the best of Seller's knowledge, any representations made by Seller in this Disclosure Statement are true, and copies of any documents provided by Seller are true copies. Buyer is strongly advised to have all information confirmed and any documents substantiated during the Due Diligence Period.

For each category below, mark either yes, no, or no representation (NR). Use the lines to describe and explain any "yes" answers. The categories below are not limited to the examples named in the category. Sellers should disclose any information that is relevant to the category, even if the information is not specifically listed as an example. Attach additional pages for explanations, if necessary.

Under Form 12-T, if Buyer has not received a signed copy of this form prior to making this offer, Buyer will have the right to terminate or withdraw this Contract without penalty (including a refund of any Due Diligence Fee) prior to the end of the third calendar day following the Effective Date.

1. **Physical Aspects** - Does the Property have any physical aspects such as non-dwelling structures, caves, streams, ponds, beach, power lines, other utility lines or structures, gravesites, or other important features?
[X] Yes [ ] No [ ] NR. If yes, please describe:
Pond lies partly on the Property; the remainder is on adjoining lots. The pond's spillway is on an adjoining lot and is maintained by that owner. No recorded pond maintenance agreement.

2. **Drainage, Erosion, and Soil Stability** - Has the Property experienced any current or past drainage, erosion, landslides, tidal flow, soil stability, or other related issue?
[ ] Yes [X] No [ ] NR. If yes, please describe:

3. **Flooding.** Has the Property ever experienced flooding, suffered damage from flooding or other water damage, been the subject of a flood insurance claim, or been designated as part of a flood hazard zone?
[ ] Yes [ ] No [X] NR. If yes, please describe:
Seller has no personal knowledge of flooding history. Buyer to verify FEMA flood zone designation.

4. **Wetlands.** Is any portion of the property located in or affected by wetlands of any kind?
[X] Yes [ ] No [ ] NR. If yes, please describe:
Federal wetland maps (National Wetlands Inventory) show mapped wetland features along the pond and drainage area. No field wetland delineation has been performed.

5. **Water and Sewer** - Has a well, septic system, or municipal city water/sewer been installed on the Property, or has the Property been permitted for a well or septic system?
[ ] Yes [X] No [ ] NR. If yes, please describe:
No well or septic installed or permitted. See item 14 for soil evaluation.

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6. **Environmental and Safety** - Does the Property have any current or past soil contamination, hazardous chemicals, junk vehicles or storage, landfills, underground storage tanks, conservation areas, or other related issues?
[__] Yes [X] No [__] NR. If yes, please describe: _____

7. **Mineral, Oil, Gas, and Timber Rights** - Have any mineral, oil, gas, timber or other rights been severed from the Property by Seller or any previous owner?
[__] Yes [__] No [X] NR. If yes, please describe: _____

8. **Legal and Taxes** - Is the Property subject to any rights of way, restrictions, tax use restriction, litigation, liens, utility rights, zoning, foreclosure, bankruptcy, or other related issue?
[X] Yes [__] No [__] NR. If yes, please describe the capacity, age, and other features: _____
Zoned RA-20M. Subject to restrictive covenants recorded at Seller's purchase: one lot, no subdivision; one single-family homestead plus optional guest house up to 1,200 heated sq ft; site-built or modular homes only; no commercial or multi-family use. Copy available.

9. **Easements and Private Roads.** Does the Property have any easements, private roads, and/or related maintenance or developer obligations or agreements?
[X] Yes [__] No [__] NR. If yes, please describe and attach any documents: _____
Recorded plat (Harnett Co. Book of Maps 2004, Page 828) shows a 60' easement along the north line of the Property and possibly the west line. No recorded road maintenance agreement known. Copy of plat available.

10. **Encroachments.** Do any encroachments from nearby properties affect the Property, or is the Property causing any encroachments that affect nearby properties?
[__] Yes [X] No [__] NR. If yes, please describe: _____

11. **Governmental and Rule Compliance.** Is the Property in violation of any ordinances, restrictive covenants, laws, restrictions, building codes, permit requirements, or other public or private regulations?
[__] Yes [X] No [__] NR. If yes, please describe: _____

12. **Owners' Association.** Is the Property subject to an owners' Association?
[__] Yes [X] No [__] NR. If yes, please (choose one): [__] see attached Form 2A12-T; or [__] provide the name of the association, management company, contact information, the amount of dues, what amenities are paid for by the association, any proposed or confirmed assessments, judgment, liens, litigation, or other information about the association: _____

13. **Survey.** Does the Seller have a copy of a survey?
[X] Yes [__] No [__] NR. If yes, please describe and provide a copy of the survey, if available: _____
Recombination survey by Vanderhoof Surveying, PLLC (2026), recording pending; original plat Book of Maps 2004, Page 828. Copies available.

14. **Other Disclosures** - Are there any other material issues concerning the Property that should be disclosed?
[X] Yes [__] No [__] NR. If yes, please describe the capacity, age, and other features: _____
Preliminary soil evaluation by Severson Soil Consulting, PLLC (10/23/2026) identified two areas suitable for a conventional septic system for a 4-bedroom dwelling. This is not a permit; county permitting is required. Report available.

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Revised 7/2026
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Seller Initials DS _____ Buyer Initials _____ _____

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15. **Utilities Available.** Check all currently installed utilities to the Property and indicate the provider. Be sure to specify whether the utilities are, in fact, installed on the Property or whether only a hookup is available or nearby.

[__] Water (describe): Not installed. Availability nearby to be verified by Buyer.
[__] Sewer (describe): Not installed. No public sewer known; septic required (see item 14).
[__] Gas (describe): _____
[__] Electricity (describe): Not installed. Availability nearby to be verified by Buyer.
[__] Cable (describe): _____
[__] High Speed Internet (describe): _____
[__] Fiber Optic (describe): _____
[__] Telephone (describe): _____
[__] Private well (describe): _____
[__] Shared private well or community well (describe): _____
[__] Hauled water (describe): _____
[__] Other (describe): _____

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Buyer: (Name) _____ (Signature) _____ (Date) _____

Buyer: (Name) _____ (Signature) _____ (Date) _____

Entity Buyer: (Name of LLC, Corp., Trust, etc.) _____

By: (Name & Title) _____ (Signature) _____ (Date) _____

Seller: (Name) _____ (Signature) _____ (Date) _____

Seller: (Name) _____ (Signature) _____ (Date) _____

Entity Seller: (Name of LLC, Corp., Trust, etc.) **Small Axe Capital LLC**

By: (Name & Title) **David Sclarow, Manager** (Signature) _____ (Date) 11/10/2026

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