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: **75 Apawamis Circle, Pinehurst, NC 28374**
Buyer: _____
Seller: **G. Alfred Webster, Sr., Malee L. Webster**

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	X		
If yes, please describe: **4 Bedroom Cabin Damaged by Flood**			
2. Current or past soil evaluation test (agricultural, septic, or otherwise)		X	
3. Caves, mineshafts, tunnels, fissures or open or abandoned wells		X	
4. Erosion, sliding, soil settlement/expansion, fill or earth movement		X	
5. Communication, power, or utility lines	X		
6. Pipelines (natural gas, petroleum, other)		X	
7. Landfill operations or junk storage		X	
☐ Previous ☐ Current ☐ Planned ☐ Legal ☐ Illegal			
8. Drainage, grade issues, flooding, or conditions conducive to flooding	X		
9. Gravesites, pet cemeteries, or animal burial pits		X	
10. Rivers, lakes, ponds, creeks, streams, dams, or springs			X
11. Well(s)		X	
☐ Potable ☐ Non-potable Water Quality Test? ☐ yes ☐ no			
depth _____; shared (y/n) _____; year installed _____; gal/min _____			
12. Septic System(s)	X		
If yes: Number of bedrooms on permit(s) **Four**			
Permit(s) available? [X] yes ☐ no ☐ NR			
Lift station(s)/Grinder(s) on Property? [X] yes ☐ no ☐ NR			
Septic Onsite? [X] yes ☐ no ☐ Details: **See Attached Permit**			
Tank capacity **4 Bedroom**			
Repairs made (describe): **Operation Permit: 3/20/2023**			
Tank(s) last cleaned: _____			
If no: Permit(s) in process? ☐ yes ☐ no [X] NR			
Soil Evaluation Complete? ☐ yes ☐ no [X] NR			
Other Septic Details: _____			

	Yes	No	NR
13. Commercial or industrial noxious fumes, odors, noises, etc. on or near Property..... If yes, please describe: _____	☐	☒	☐

B. Legal/Land Use Aspects

	Yes	No	NR
1. Current or past title insurance policy or title search.....	☒	☐	☐
2. Copy of deed(s) for property.....	☒	☐	☐
3. Government administered programs or allotments.....	☐	☒	☐
4. Rollback or other tax deferral recaptures upon sale.....	☐	☐	☒
5. Litigation or estate proceeding affecting ownership or boundaries.....	☐	☒	☐
6. Notices from governmental or quasi-governmental authorities related to the property..	☐	☒	☐
7. Private use restrictions or conditions, protective covenants, or HOA..... If yes, please describe: **See CCNC Design Guidelines**	☒	☐	☐
8. Recent work by persons entitled to file lien claims.....	☐	☒	☐
If yes, have all such persons been paid in full	☐	☐	☐
If not paid in full, provide lien agent name and project number: _____			
9. Jurisdictional government land use authority: County: **Moore** City: **Pinehurst**			
10. Current zoning: **R30**			
11. Fees or leases for use of any system or item on property	☒	☐	☐
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			
Access via easement.....	☐	☒	☐
Access via private road	☒	☐	☐
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

	Yes	No	NR
1. Current or past survey/plat or topographic drawing available.....	☒	☐	☐
2. Approximate acreage: **1.55**			
3. Wooded Acreage _____; Cleared Acreage _____			
4. Encroachments.....	☐	☒	☐
5. Public or private use paths or roadways rights of way/easement(s).....	☐	☒	☐
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	☐	☒	☐
9. Property Setbacks..... If yes, describe: **50ft from road; 25 ft from sides; 50 ft from lake**	☒	☐	☐
10. Riparian Buffers (i.e., stream buffers, conservation districts, etc.).....	☐	☒	☐
11. Septic Easements and Repair Fields	☐	☐	☒
12. Any Proposed Easements Affecting Property.....	☐	☒	☐
13. Beach Access Easement, Boat Access Easement, Docking Permitted..... If yes, please describe: Dock was approved by CCNC	☒	☐	☐

Initial Initial

STANDARD FORM 142
Revised 7/2025
© 7/2025

Initial Initial

Seller Initials _____ Buyer Initials _____

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

D. Agricultural, Timber, Mineral Aspects

	Yes	No	NR
1. Agricultural Status (e.g., forestry deferral)	☐	X	☐
2. Licenses, leases, allotments, or usage permits (crops, hunting, water, timber, etc.)	☐	X	☐
If yes, describe in detail:			
3. Forfeiture, severance, or transfer of rights (mineral, oil, gas, timber, development, etc.)	☐	X	☐
If yes, describe in detail:			
4. Farming on Property: ☐ owner or ☐ tenant	☐	X	☐
5. Presence of vegetative disease or insect infestation	☐	X	☐
6. Timber cruises or other timber related reports	☐	X	☐
7. Timber harvest within past 25 years	☐	X	☐
If yes, monitored by Registered Forester?	☐	X	☐
If replanted, what species:	☐	☐	☐
Years planted:			
8. Harvest impact (other than timber)	☐	X	☐
If yes, describe in detail:			

E. Environmental Aspects

	Yes	No	NR
1. Current or past Phase I, Phase II or Phase III Environmental Site Assessment(s)	☐	☐	X
2. Underground or above ground storage tanks	X	☐	☐
If yes, describe in detail: **Propane Tank - Above Ground**			
3. Abandoned or junk motor vehicles or equipment of any kind	☐	X	☐
4. Past illegal uses of property (e.g., methamphetamine manufacture or use)	☐	X	☐
5. Federal or State listed or protected species present	☐	☐	X
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	☐	X	☐
8. Previous commercial or industrial uses	☐	X	☐
9. Wetlands, streams, or other water features	☐	X	☐
Permits or certifications related to Wetlands	☐	X	☐
Conservation/stream restoration	☐	X	☐
10. Coastal concern (tidal waters, unbuildable land, flood zone, CAMA, Army Corp., etc.)	X	☐	☐
If yes, describe in detail: **See E/10 in Explanation Section**			
11. The use or presence on the property, either stored or buried, above or below ground, of:			
i. Asbestos, Benzene, Methane, Pesticides, Radioactive Material	☐	X	☐
If yes, describe in detail:			
ii. Other fuel/chemical	☐	X	☐
iii. Paint ☐ Lead based paint ☐ Other paint/solvents	☐	X	☐
iv. Agricultural chemical storage	☐	X	☐

F. Utilities

Check all currently available on the Property and indicate the provider.

- [X] Water (describe): **Town of Southern Pines**
- [ ] Sewer (describe):
- [X] Gas (describe): **Propane - Ferrellgas**
- [X] Electricity (describe): **Duke Energy Progress**
- [X] Cable (describe): **Spectrum**

STANDARD FORM 142
Revised 7/2025
© 7/2025

Initial Initial
Seller Initials _____ Buyer Initials _____

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

- ☐ High Speed Internet (describe): N/A
- ☐ Fiber Optic (describe): N/A
- ☐ Telephone (describe): N/A
- ☐ Private well (describe): N/A
- ☐ Shared private well or community well (describe): N/A
- ☐ Hauled water (describe): N/A
- ☐ Other (describe): N/E

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.	
A/5	Spectrum & Duke Energy Progress
A/6	Propane line for propane tank
A/8	See flood certification & map; cabin flooded 7/6/2025 as a result of Tropical Storm Chantal's
	large amount of rain in a short period that increased the water levels in Lake Watson.
A/12	See attached Septic Permits
B/1	Title Insurance Policy~~?~~
B/2	Copy of Deed - See attached
B/7	CCNC Architectectural Review Committee Guidelines
B/11	Propane tank is leased with Ferrellgas
B/13	Roads are maintained by CCNC
C/1	See Attached Survey
E/10	Refer to Flood Certification & Map
Attach additional sheets as necessary	

Initial Initial

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.

Buyer: _____ Date: _____

Buyer: _____ Date: _____

Entity Buyer: _____

(Name of LLC/Corporation/Partnership/Trust/Etc.)

By: _____

Name: _____

Title: _____

Date: _____

Signed by:

Seller: _____ Date: 9/22/2025

CS1928H143AE451...

G. Allred Webster, Sr.

Seller: _____ Date: 9/22/2025

Maleshia Webster

Entity Seller: _____

(Name of LLC/Corporation/Partnership/Trust/Etc.)

By: _____

Name: _____

Title: _____

Date: _____

STANDARD FORM 142
Revised 7/2025
© 7/2025

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com Webster

Initial Initial 9/22/2025

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB No. 1660-0008
Expiration Date: November 30, 2018

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1–9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION		FOR INSURANCE COMPANY USE
A1. Building Owner's Name SNL Holdings, LLC		Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 75 Apawamis Circle		Company NAIC Number:
City Pinehurst	State North Carolina	ZIP Code 28374

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
Lot 7, Block "D", Royal Dornoch Golf Village, recorded in Map Book 7, Page 62, Moore County Register of Deeds-Tax# 857109176443

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential

A5. Latitude/Longitude: Lat. 35.170 Long. -79.436 Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 1A

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s) N/A sq ft

b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade N/A

c) Total net area of flood openings in A8.b N/A sq in

d) Engineered flood openings? ☐ Yes ☒ No

A9. For a building with an attached garage:

a) Square footage of attached garage N/A sq ft

b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade N/A

c) Total net area of flood openings in A9.b N/A sq in

d) Engineered flood openings? ☐ Yes ☒ No

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number	B2. County Name	B3. State
Village of Pinehurst 370463	Moore	North Carolina

B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/ Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth)
3710856100	J	10-17-2006	10-17-2006	AE-Floodway	357.4'

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9:
☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source:

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source:

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: ☐ CBRS ☐ OPA

Docusign Envelope ID: 3CE0E631-0597-4D3D-AF53-27392B4BFCBA

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 75 Apawamis Circle			Policy Number:
City Pinehurst	State North Carolina	ZIP Code 28374	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: NC RTK Network GPS Solution Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source:

Datum used for building elevations must be the same as that used for the BFE.

		Check the measurement used.	
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	356.30	☒ feet	☐ meters
b) Top of the next higher floor	357.30	☒ feet	☐ meters
c) Bottom of the lowest horizontal structural member (V Zones only)	N/A	☐ feet	☐ meters
d) Attached garage (top of slab)	N/A	☐ feet	☐ meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	355.80	☒ feet	☐ meters
f) Lowest adjacent (finished) grade next to building (LAG)	355.90	☒ feet	☐ meters
g) Highest adjacent (finished) grade next to building (HAG)	357.40	☒ feet	☐ meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	355.20	☒ feet	☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments.

Certifier's Name Christopher Wentland, PLS	License Number L-4312	NORTH CAROLINA PROFESSIONAL SEAL L-4312 LAND SURVEYOR CHRISTOPHER D. WENTLAND
Title Owner		
Company Name Christopher Wentland, PLS, Land Surveying-Land Planning		
Address PO Box 4316		
City Pinehurst	State North Carolina	ZIP Code 28374
Signature	Date 10-13-2023	Telephone (910) 944-7495 Ext.

10-13-23

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)
-C2(a) Main Living area top Concrete Slab
-C2(b) Concrete Slab in Foyer. Conc. Slab in bedrooms is 357.9'.
-C2(e) Water Heater

cdw

9/22/2025

Initial Initial

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 75 Apawamis Circle			Policy Number:
City Pinehurst	State North Carolina	ZIP Code 28374	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

Photo One

Photo One Caption Front View

Clear Photo One

Photo Two

Photo Two Caption Rear View

Clear Photo Two

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS
Continuation Page

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 75 Apawamis Circle			Policy Number:
City Pinehurst	State North Carolina	ZIP Code 28374	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.

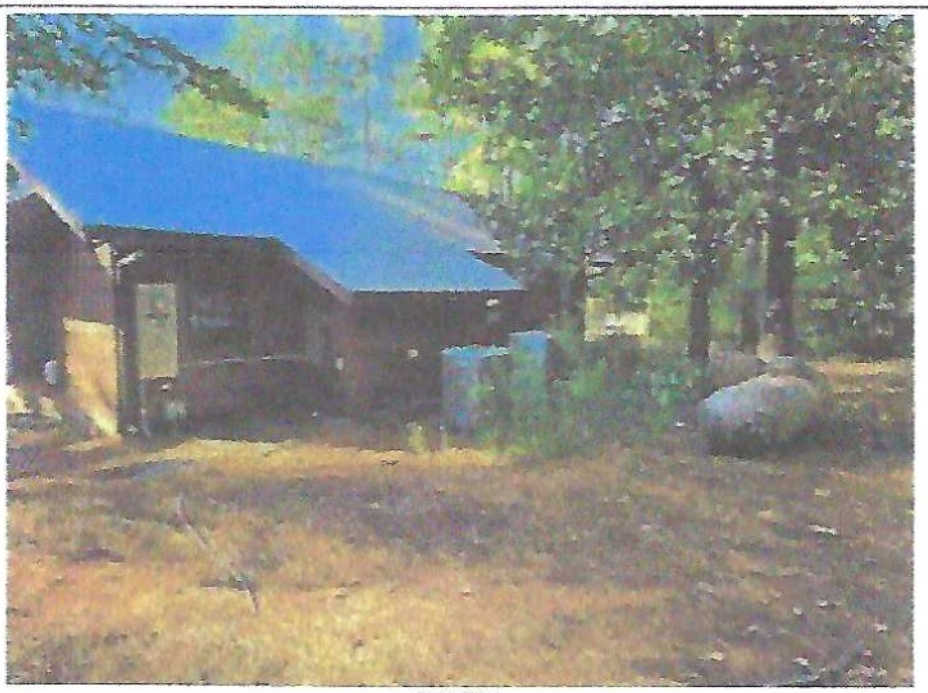


Photo Three

Photo Three Caption Right View

Clear Photo Three

Photo Four

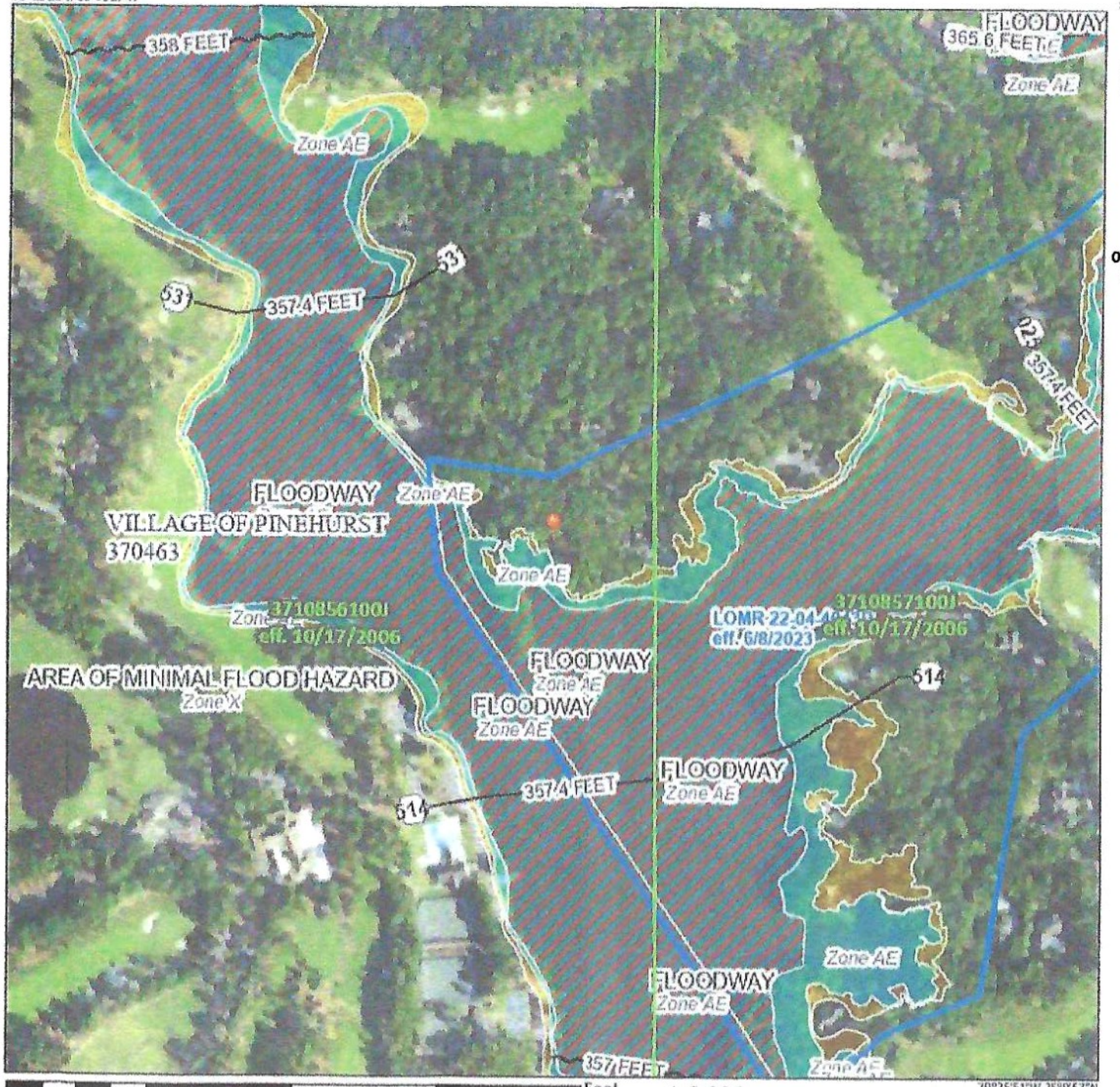
Photo Four Caption Left View

Clear Photo Four

National Flood Hazard Layer FIRMette

FEMA

79°26'28"W 35°10'27"N



79°25'51"W 35°9'57"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) Zone A, V, 499
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Are of 1% annual chance flood with averag depth less than one foot or with draina areas of less than one square mile Zone
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zo

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represen an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/12/2025 at 2:04 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

3/22/2025 | Initial | Initial

Docusign Envelope ID: 3CE0E631-0597-4D3D-AF53-27392B4BFCBA

Docusign Envelope ID: 3CE0E631-0597-4D3D-AF53-27392B4BFCBA

Permit # 44343 PID or LRK# 00022067

Property Address 75 Apawamis Cir., Pinehurst, Nc 28374

Number of Bedrooms 4

9/22/2025

Moore County Health Department

Environmental Health Section
P.O. Box 279, Carthage, NC 28327
Phone: 910-947-6283 Fax: 910-947-5127

Operation Permit

Owner: Huntley Design Build Phone # 919-427-6042

Installer: Don Gaddy Septic Phone #

Address: Cameron, NC

System Type: IIIg - gravity to serial to IQ4PS Maximum Design Flow: 480 GPD / 4 Bdrms

Wastewater Characteristics: Domestic

Septic Tank 1 Capacity: GTS-1000 Date: 1/31/2023 Tank ID# STB-939

Septic Tank 2 Capacity: GTS-1000 Date: 1/30/2023 Tank ID# STB-939

Nitrification Lines Dimensions: 50' line, 66' line, 66' line and 58' line of Infiltrato Quick 4 Plus Standard

Effluent Distribution Device: Serial Media Depth: 12"

Depth To: Top of Tanks: 6" at install Trench Bottom: 20"

Scale: NTS Inch = Feet

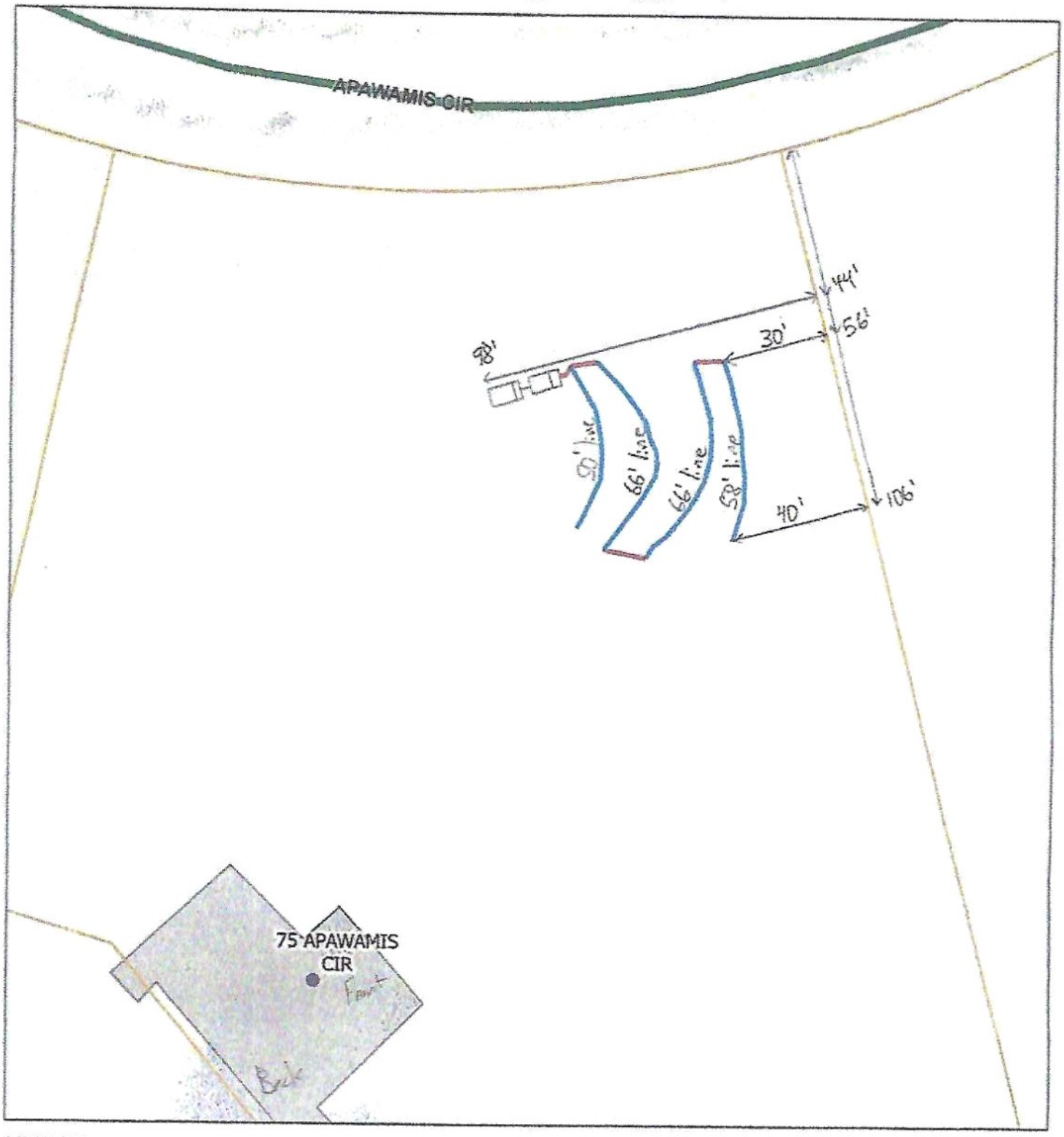
1) See attached drawing for location of system components.
2) House uses grinder pump to pump to two tanks in series.

Issued By: Date: 3/20/2023

Final Approval of This System Shall Indicate That The System Has Been Installed in Accordance With Applicable Permit Conditions, Laws and Rules, But In No Way Should Be Taken as a Guarantee That The System Will Function Satisfactorly For Any Given Time.

Docusign Envelope ID: 3CE0E631-0597-4D3D-AF53-27392B4BFCBA

Env_Health_Editing_Map



3/17/2023

1:564

0 0.01 0.01 0.02 mi

0 0.01 0.01 0.03 km

OP# 44343

Pg 2 of 2

State of North Carolina DOT State of North Carolina DOT, Esri, HERE, Garmin GeoTechnologies, Inc., USGS EPA

Docusign Envelope ID: 3CE0E631-0597-4D3D-AF53-27392B4BFCBA

Permit # ~~44125~~ 44343 PID or LRK# 00022067 Page 1 of 3

Property Address 75 Apawamis Circle, Pinehurst, NC Number of Bedrooms 4

Moore County Health Department

Environmental Health Section
P.O. Box 279, Carthage, NC 28327
Phone: 910-947-6283 Fax:910-947-5127

Repair Permit

Owner: Alfred and Lee Webster / Huntley Design Build Phone #

Directions To Property: 75 Apawamis Cir.

Lot Area: Maximum Long Term Soil Application Rate: 0.5

Daily Design Wastewater Flow Rate (From Application): 480 GPD/ 4bedrooms

Septic Tank Capacity: (2) 1000 gallon Distribution Device: Serial

Max Trench Depth (From Original Grade): 20" Pump Tank: N/A Pump Tank Capacity: N/A

Dimensions of Nitrification Line: 1 @ 240' x 3' Of 25% reduction

System Type (initial Installation): conventional

Repair System Type (if Required): Gravity to 25% reduction

Distance to Water Supplies: Wells, Springs, Etc: >50' Lakes, Streams, Etc. >50'

Water Lines: >10' Interceptor/Storm Drains 10'/15'/25'

Easements Required: Yes ___ No X Tri-Party Agreement? Yes ___ No X

NOTE: Should errors or omissions be noted in the drawing or specifications; or if there is doubt as to their meaning, this office should be contacted once for an interpretation or clarification. All systems are subject to "Laws and Rules for Sewage Treatment and Disposal Systems, North Carolina General Statutes," Article 11 of Chapter 130A and North Carolina Administrative code (T15A, 18A, 1901-1968).

Comments:

1) Any underground utilities, irrigation components, accessory structures, or pools shall not be installed within the septic system area or septic repair area.

2) Maintain all applicable setbacks to septic system components

3) System will be pumped to by whole house grinder pump.

4) Utilize two tanks in series.

Authorization To Construct Wastewater System

Issued By: Jeanne R West REHS Date: 3-6-2023 (rev. 3/13/23)

This Authorization is Necessary Prior to Obtaining a Building or Electrical Permit and Expires Sixty (60) Months from the Date Issued or Immediately if the Site, Site Plans, or Intended Use of the Property Changes

EJS

Docusign Envelope ID: 3CE0E631-0597-4D3D-AF53-27392B4BFCBA

Permit # ~~44123~~ 44343 PID or LRK# 22067 Page 2 of 3

Property Address 75 Apawamis Circle, CCNC Number of Bedrooms 4

X Do not grade, compact, or otherwise disturb soil in original system area or repair area

X Property lines/corners must be clearly marked at time of installation and inspection

X Divert downspouts and all surface water from system area

____ Install interceptor drain ____ inches deep

____ Install on contour

____ Authorization to construct permit will be issued after receiving final house/site plan

____ Six inches of approved soil over nitrification lines required

____ Rake trench sidewalls

____ Install pipe for copper sulfate. Add copper sulfate in system

X Pump, crush, and fill existing tank

____ Filter fabric required

____ Seed and straw nitrification lines

____ Filter rated for grease removal

____ Filter rated for hair removal in wash tank

X Approved and properly rated effluent filter required

X Risers and openings must be sealed with mastic, butyl rubber, and fibered cement or hydraulic cement

X Must test electrical and pump components

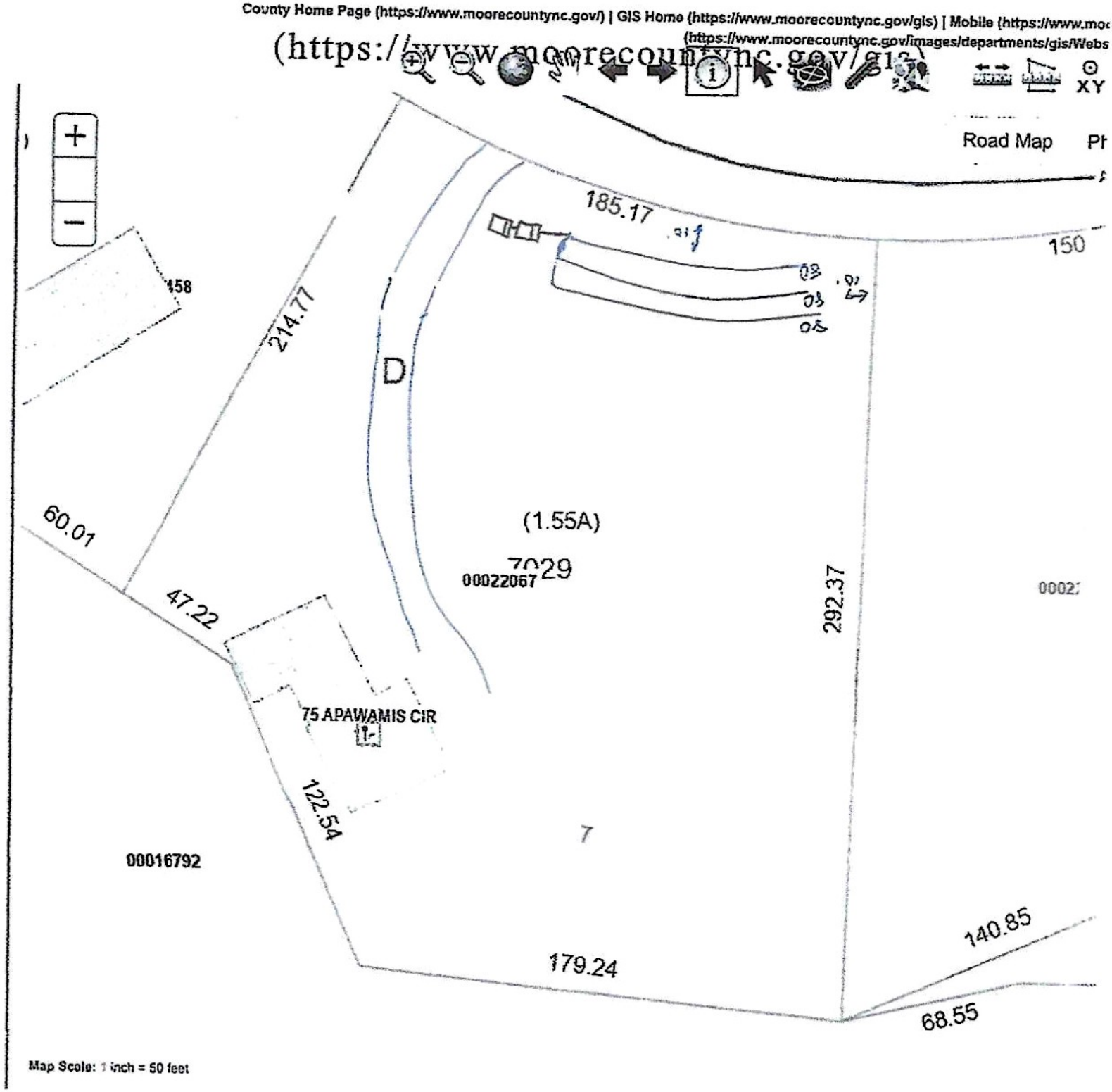
____ 50 lbs. pressure for two hours on pressure line

____ Must water or vacuum test tanks

____ Call health department before installing system (910) 947-6283

____ Meet health department onsite a minimum of 24 hours before installing system

Docusign Envelope ID: 3CE0E631-0597-4D3D-AF53-27392B4BFCBA



Page 3 of 3

LRK 0002267

App 11/1/25

Docusign Envelope ID: 3CE0E631-0597-4D3D-AF53-27392B4BFCBA

Permit # ~~44125~~ 44343 PID or LRK# 00022067 Page 1 of 3

Property Address 75 Apawamis Circle, Pinehurst, NC Number of Bedrooms 4

Moore County Health Department

Environmental Health Section
P.O. Box 279, Carthage, NC 28327
Phone: 910-947-6283 Fax:910-947-5127

Repair Permit

Owner: Alfred and Lee Webster / Huntley Design Build Phone #

Directions To Property: 75 Apawamis Cir.

Lot Area: Maximum Long Term Soil Application Rate: 0.5

Daily Design Wastewater Flow Rate (From Application): 480 GPD/ 4bedrooms

Septic Tank Capacity: 1000 Distribution Device: pump to serial

Max Trench Depth (From Original Grade): 20" Pump Tank: yes Pump Tank Capacity: 1000

Dimensions of Nitrification Line: 1 @ 240' x 3' Of 25% reduction

System Type (Initial Installation): conventional

Repair System Type (if Required): Pump to 25% reduction

Distance to Water Supplies: Wells, Springs, Etc: >50' Lakes, Streams, Etc. >50'

Water Lines: >10' Interceptor/Storm Drains 10'/15'/25'

Easements Required: Yes ___ No X Tri-Party Agreement? Yes ___ No X

NOTE: Should errors or omissions be noted in the drawing or specifications; or if there is doubt as to their meaning, this office should be contacted once for an interpretation or clarification. All systems are subject to "Laws and Rules for Sewage Treatment and Disposal Systems, North Carolina General Statutes," Article 11 of Chapter 130A and North Carolina Administrative code (T15A, 18A, 1901-1968).

Comments:

1) Any underground utilities, irrigation components, accessory structures, or pools shall not be installed within the septic system area or septic repair area.

2) Maintain all applicable setbacks to septic system components

Authorization To Construct Wastewater System

Issued By: Jamie R West REHS Date: 3-6-2023

This Authorization is Necessary Prior to Obtaining a Building or Electrical Permit and Expires Sixty (60) Months from the Date Issued or Immediately if the Site, Site Plans, or Intended Use of the Property Changes

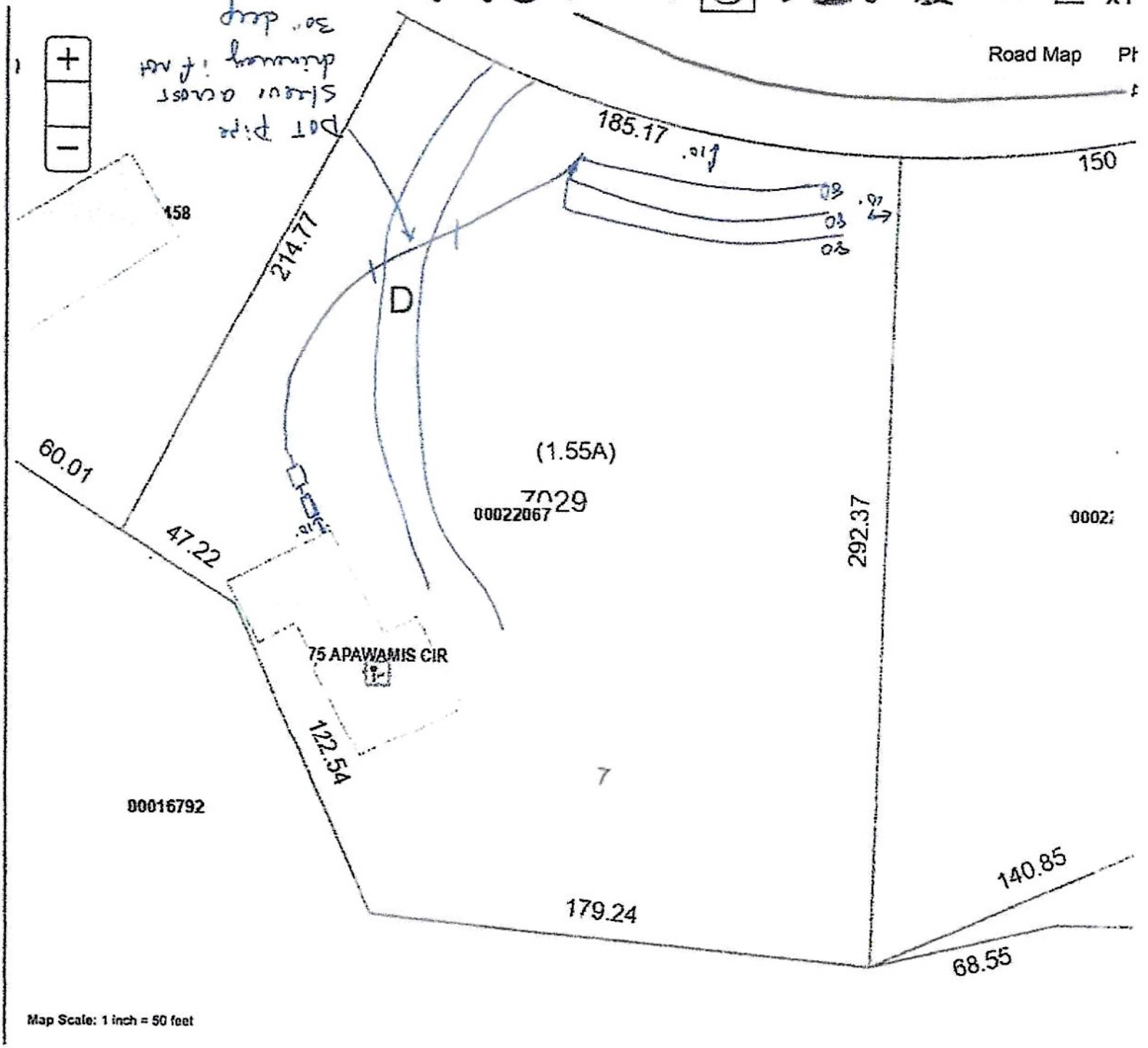
Docusign Envelope ID: 3CE0E631-0597-4D3D-AF53-27392B4BFCBA

Permit # ~~44125~~ 44343 PID or LRK# 22067 Page 2 of 3

Property Address 75 Apawamis Circle, CCNC Number of Bedrooms 4

X	Do not grade, compact, or otherwise disturb soil in original system area or repair area
X	Property lines/corners must be clearly marked at time of installation and inspection
X	Divert downspouts and all surface water from system area
	Install interceptor drain _____ inches deep
	Install on contour
	Authorization to construct permit will be issued after receiving final house/site plan
	Six inches of approved soil over nitrification lines required
	Rake trench sidewalls
	Install pipe for copper sulfate. Add copper sulfate in system
X	Pump, crush, and fill existing tank
	Filter fabric required
	Seed and straw nitrification lines
	Filter rated for grease removal
	Filter rated for hair removal in wash tank
X	Approved and properly rated effluent filter required
X	Risers and openings must be sealed with mastic, butyl rubber, and fibered cement or hydraulic cement
X	Must test electrical and pump components
	50 lbs. pressure for two hours on pressure line
	Must water or vacuum test tanks
	Call health department before installing system (910) 947-6283
	Meet health department onsite a minimum of 24 hours before installing system

Docusign Envelope ID: 3CE0E631-0597-4D3D-AF53-27392B4BFCBA



Page 30 of 3

Page 44 of 45 LRK 00022067

Docusign Envelope ID: 3CE0E631-0597-4D3D-AF53-27392B4BFCBA
Initial

9/22/2025

For Registration Register of Deeds
Judy D. Martin
Moore County, NC
Electronically Recorded
November 12, 2021 8:14:13 AM
Book: 5742 Page: 441 - 443 #Pages: 3
Fee: $26.00 NC Rev Stamp: $1,350.00
Instrument# 2021024817

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $1,350.00
Parcel Identifier No. 00022067 Verified by _____ County on the ____ day of _____, 20__
By: _____

THIS INSTRUMENT PREPARED BY JOSEPH W. THOMPSON, IV, ESQ., A LICENSED NORTH CAROLINA ATTORNEY. DELINQUENT TAXES, IF ANY, TO BE PAID BY THE CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF CLOSING PROCEEDS.

Mail/Box to: GRANTEE (address below)

This instrument was prepared by: JOSEPH W. THOMPSON, IV, ESQ., LAW FIRM CAROLINAS – anm

Title Insurance Co.: Boston National Title

Brief description for the Index: Metes Bounds - Lot No. 7, Block D of Royal Dornoch Golf Village, Inc.

THIS DEED made this 9 day of November, 2021, by and between:

GRANTOR	GRANTEE
SNL Holdings, LLC, *a North Carolina limited liability company*	**George Alfred Webster, Sr.**
MAILING ADDRESS: 1025 ROCKFORD ROAD HIGH POINT, NC 27262	MAILING AND PROPERTY ADDRESS: 75 APAWAMIS CIRCLE PINEHURST, NC 28374

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described parcel of land situated in the City of Pinehurst, Moore County, North Carolina and more particularly described as follows:

See attached Exhibit "A" incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3388, Page 15.

All or a portion of the property herein conveyed _____ includes or ✓ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Map Book 7, Page 62.

Submitted electronically by "Black, Slaughter & Black, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Moore County Register of Deeds.

Docusign Envelope ID: 3CE0E631-0597-4D3D-AF53-27392B4BFCBA

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

THIS CONVEYANCE IS MADE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY OF RECORD, IF ANY, AND AD VALOREM TAXES FOR THE CURRENT YEAR.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

SNL Holdings, LLC

BY: Nancy Lyles Kester

Nancy Lyles Kester, Member Manager

STATE OF NORTH CAROLINA COUNTY OF MECKLENBURG

I, the undersigned Notary Public of the County and State aforesaid, certify that **Nancy Lyles Kester** personally came before me this day and acknowledged that she is the **Member Manager** of **SNL Holdings, LLC**, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, she signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal, this 9th day of November, 2021.

Jonathan S. Raymer
Notary Public
Guilford County
North Carolina
My Commission Expires 6/27/2022

Notary Public
My Commission Expires: 06/27/2022

NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010
Printed by Agreement with the NC Bar Association

Docusign Envelope ID: 3CE0E631-0597-4D3D-AF53-27392B4BFCBA

EXHIBIT A

BEING all of Lot No. 7 in Block D of Royal Dornoch Golf Village, Inc., according to a map of said subdivision dated August 24, 1963, prepared by John A. Edwards, Consulting Engineer, and recorded in Map Book 7, Page 62, of the Moore County Registry, Carthage, North Carolina.

Together with the appurtenant easement to use the area lying directly between said lot and the lake shown on said plat which was reserved by Royal Dornoch Golf Village, Inc., in deed to The Country Club of North Carolina, Inc., dated October 1, 1963, and recorded in the Moore County Registry, Carthage, North Carolina.

And being that identical lot conveyed by Robert J. Powell, Jr. and wife, Catherine G. Powell, to Dalton L. McMichael and wife, Dorothy R. McMichael, and George W. Lyles and wife, Nancy L. Lyles, by deed dated August 29, 1973, and recorded in Deed Book 372, Page 83 of the Moore County Registry, Carthage, North Carolina. (The said George W. Lyles named therein being the same George W. Lyles, Jr. named herein.) But this conveyance is subject to the Royal Dornoch Golf Village Protective Covenants recorded in Deed Book 265 at Page 515 of the Moore County Registry, Carthage, North Carolina, and to utility easements of record affecting said land.

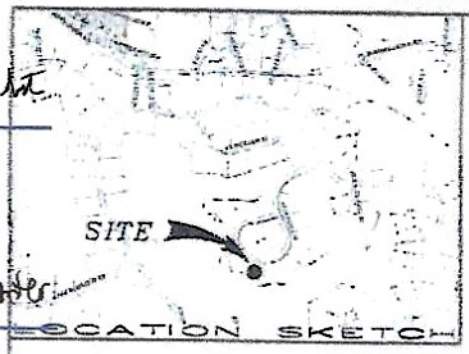
The foregoing Lot No. 7, Block D, is further described by metes and bounds as follows: BEGINNING at a concrete monument in the south line of Apawamis Circle, being located 1822.1 feet west of the intersection of Apawamis Circle and St. Andrews Drive East, said beginning corner being the northeast corner of Lot No. 7, and the northwest corner of Lot No. 6, of Block "D", as shown on plat of Royal Dornoch Golf Village, recorded in Map Book 7 at Page 62, in the Moore County Registry; running thence from said beginning, as the common line of Lots 6 and 7, leaving the road, S 4° 00' W 292.37 feet to a concrete monument on the north shore of Watson Lake, a common corner of Lots 6 and 7; thence along the lake, N 81° 24' W 179.24 feet; thence N 22° 54' W 122.54 feet; thence N 59° 03' W 47.22 feet to a concrete monument on the north shore of said lake, a common corner of Lots 7 and 8; thence as the common line of Lots 7 and 8, N 31° 16' E 214.77 feet to a concrete monument in the south line of Apawamis Circle; thence as the south right of way line of Apawamis Circle (60 foot wide), as it curves to the left in a southeasterly direction, having a radius of 390.0 feet, an arc distance of 185.17 feet to the beginning, and being all of Lot No. 7, Block "D", as shown on plat recorded in Map Book 7 at Page 62, in the Moore County Registry.

Docusign Envelope ID: 3CE0E631-0597-4D3D-AF53-27392B4BFCBA

Initial

9/22/2025

Initial



REFERENCE:
MAP BOOK 7, PAGE 62
DEED BOOK 3388, PAGE 15
MOORE COUNTY REGISTRY

ACREAGE DETERMINED BY COORDINATE METHOD.

NOT INTENDED TO BE PREPARED FOR RECORDATION IN ACCORDANCE WITH G. S. 47-30 AS AMENDED.

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION SHOWN HEREON; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1/10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56, 1600).

FURTHER:
I HEREBY CERTIFY THAT THE PREMISES OR A PORTION OF THE PREMISES SHOWN AND DESCRIBED HEREON, DO LIE IN A F.E.M.A. DESIGNATED FLOOD PLAIN AREA.

C. D. WENTLAND, PLS NO. 4312

DATE: 11/15/2023

NORTH CAROLINA PROFESSIONAL SEAL NO. L-4312 LAND SURVEYOR C. D. WENTLAND

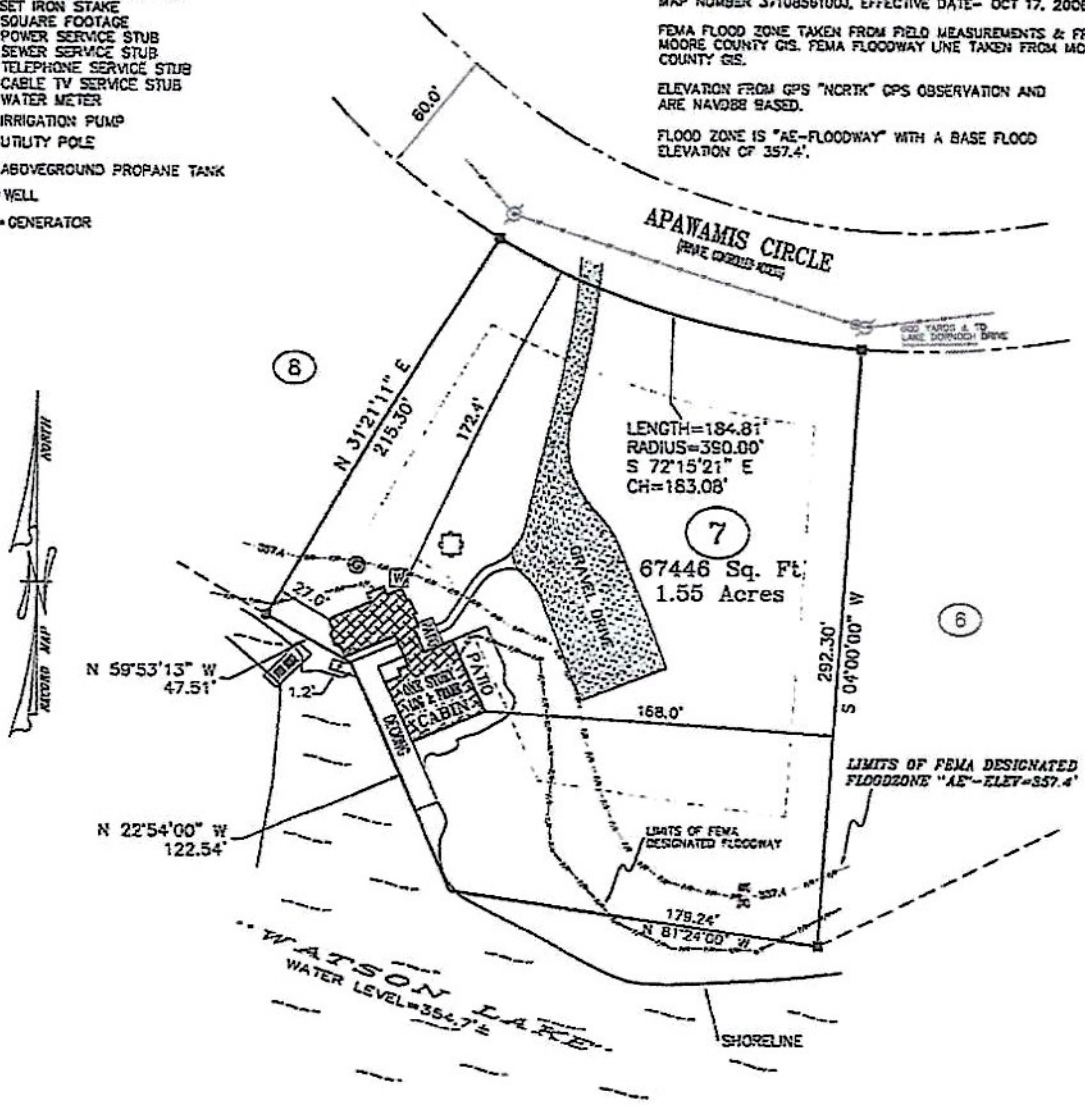
UNLESS OTHERWISE DENOTED,
- = EXISTING IRON STAKE
- = EXISTING CONCRETE MONUMENT
- = SET CONCRETE MONUMENT
- = SET IRON STAKE
- = SQUARE FOOTAGE
- = POWER SERVICE STUB
- = SEWER SERVICE STUB
- = TELEPHONE SERVICE STUB
- = CABLE TV SERVICE STUB
- = WATER METER
- = IRRIGATION PUMP
- = UTILITY POLE
- = ABOVEGROUND PROPANE TANK
- = WELL
- = GENERATOR

NOTE:
PORTION OF SUBJECT PROPERTY IS LOCATED IN A FEMA DESIGNATED FLOOD ZONE.
MAP NUMBER 3710856100J, EFFECTIVE DATE- OCT 17, 2006

FEMA FLOOD ZONE TAKEN FROM FIELD MEASUREMENTS & FROM MOORE COUNTY GIS. FEMA FLOODWAY LINE TAKEN FROM MOORE COUNTY GIS.

ELEVATION FROM GPS "NCRTK" GPS OBSERVATION AND ARE NAVD88 BASED.

FLOOD ZONE IS "AE-FLOODWAY" WITH A BASE FLOOD ELEVATION OF 357.4'.



SURVEY FOR

SNL HOLDINGS, LLC

LOT NO. 7, BLOCK "D"

ROYAL DORNOCH GOLF VILLAGE

MINERAL SPRINGS TOWNSHIP, MOORE COUNTY,

PINEHURST, NORTH CAROLINA

NOVEMBER 15, 2023 -*- SCALE 1"=60'

CHRISTOPHER WENTLAND, PLS

LAND SURVEYING-LAND PLANNING

PINEHURST, NORTH CAROLINA

0 60 120 180

Docusign Envelope ID: 3CE0E631-0597-4D3D-AF53-27392B4BFCBA

Initial Initial

9/22/2025

The Country Club of North Carolina

Established 1963

CCNC
Design Guidelines
Architectural Review Committee

Docusign Envelope ID: 3CE0E631-0597-4D3D-AF53-27392B4BFCBA

TABLE OF CONTENTS

I. PURPOSE 3

II. DEVELOPMENT PHILOSOPHY 3

III. DESIGN THEME 3

IV. HOME PLANNING AND DESIGN 4

V. ARCHITECTURAL CRITERIA 4
- A. HOUSE SIZE 4
- B. STYLE 5
- C. DESIGN CONSIDERATION 5
- D. EXTERIOR MATERIAL AND COLORS 5
- E. DRIVES 6
- F. VEHICLE STORAGE 6
- G. BUILDING SETBACKS AND RIGHT OF WAY 7
- H. FENCES 7
- I. OTHER STRUCTURES/OUTBUILDINGS/REC EQUIP/TEMP DECORATIONS 8
- J. CLEARING AND LANDSCAPING 8
- K. LIGHTING 9
- L. SPORTS FACILITIES AND PLAYGROUND EQUIPMENT 10
- M. FUEL TANKS 10
- N. SOLAR PANES, SATELLITE DISHES, ETC 10
- O. SIGNS 10
- P. MAILBOXES 11
- Q. SWIMMING POOLS 11
- R. IRRIGATION SYSTEMS 11
- S. EROSION CONTROL 12
- T. DEMOLITION 12
- U. STORAGE UNITS/PODS 12

VI. CODES 12

VII. ROYAL DORNOCH VILLAS 12

VIII. EAST LAKE 13

IX. ARCHITECTURAL REVIEW PROCESS 13
- A. PRELIMINARY APPLICATION 14
- B. FINAL APPLICATION 14
- C. FEES 16
- D. COMMITTEE RESPONSE 16
- E. COMPLETION DEADLINE 16
- F. SITE REGULATIONS 17
- G. PERIODIC INSPECTION DURING CONSTRUCTION 17
- H. RETURN OF THE COMPLIANCE DEPOSIT 17

Appendix A. FEE SCHEDULE
Appendix B. GENERAL CONTRACTOR'S RULES OF CONDUCT
Appendix C. AGREEMENT TO COMPLY
Appendix D. ARCHITECTURAL REVIEW APPLICATION

Docusign Envelope ID: 3CE0E631-0597-4D3D-AF53-27392B4BFCBA

I. PURPOSE

This handbook has been prepared by the Architectural Review Committee (ARC) for the guidance of CCNC members in the construction, renovation, and landscaping of properties within the boundaries of our club. The principal constraints flow from the covenants in the deeds that bind all property owners, copies of which are available in the Club office. The object of the Club's architecture review process is to assure reasonable uniformity in the application of those covenants while avoiding undue constraints on expressions of individuality in the design and development of properties. As part of the CCNC complex, the Royal Dornoch Villas are subject to the guidelines set forth herein, but they also have their own Rules of Conduct for development within Villa boundaries. Properties in the East Lake development are also subject to these guidelines. See Sections VII and VIII.

The general responsibilities of the ARC are set forth in the Articles of Incorporation, By-Laws, and Standards and Regulations. The Club relies upon the ARC to preserve the natural beauty of the Club grounds through an approval process that encourages development of appropriate architectural shapes, colors, and landscaping. Comments from members as to content and application of these guidelines will always be welcome. **The following information must be thoroughly understood before design work is begun.**

II. DEVELOPMENT PHILOSOPHY

CCNC is a planned golf community designed to complement its natural environment and the programmed elements such as the golf courses, roads, and homesites. Homes should integrate with the natural landscape and with each other to create an environment offering a variety of views, exposures, and settings. Only custom-built single-family dwellings are permitted, with a maximum of two stories exclusive of attics and subterranean or lower levels. Duplication of existing designs at CCNC is not permitted, except when accompanying a specifically planned development such as the Lake Homes in East Lake.

The design objective is to blend the introduced development into the original scenery rather than compete or contrast with it. The architectural review process has been established to ensure that each home makes a contribution to the design objective per these guidelines. Previous construction does not establish a precedent in this regard.

III. DESIGN THEME

The land at CCNC is typically flat to gently rolling and forested primarily with mature longleaf pine trees. Typically, buildings are substantial, high quality structures utilizing colors harmonious with the landscape. This design theme is prevalent throughout the homes at CCNC and can be realized in many ways. In fact, variety is an integral part of the architectural design theme. All sites are different but share a common theme. It should be noted that a house design which successfully carries the theme on one site is not necessarily appropriate on other sites.

Docusign Envelope ID: 3CE0E631-0597-4D3D-AF53-27392B4BFCBA

IV. HOME PLANNING AND DESIGN

To ensure that both the experience of planning a home and the results of building will be rewarding, it is important to secure the advice of competent professionals. Each home site at CCNC presents a unique opportunity and, to attain the full potential from each site, it is recommended that both an architect and a landscape architect be consulted. The ARC Committee is always available to help in any way.

Important Note: ***In many cases, Pinehurst rules may be different than those of CCNC. During the entire design and construction phases, the more restrictive limitations should be followed. It is the responsibility of the property owner to fully understand the Village rules as well as those of CCNC.***

V. ARCHITECTURAL CRITERIA

The criteria described below are used in the ARC's review process as guidelines for development. Following them will greatly enhance a design's chances of approval. The overall effect of a design, however, also includes taste and judgment factors that cannot be totally reduced to measurable standards. The overall aesthetic impact is as important to CCNC as meeting the quantitative criteria. These guidelines are intended to convey matters of particular concern to the ARC. These guidelines are not the exclusive basis for decisions and compliance does not guarantee approval of any application.

A. HOUSE SIZE & LOT COVERAGE

The building should comply with all CCNC covenant and Village development ordinances. The minimum living area for a single-family house is 2,000 square feet except for the lots on Lagorce, Lost Tree, and six lots on the east side of Lake Dornoch Drive across from these two streets, which have a minimum requirement of 1800 square feet. (Note: The Royal Dornoch Villas, Lake Homes, and the Cottages at East Lake may have requirements different from these. See Sections VII and VIII.)

"Living area" excludes garages, decks, breezeways, unheated spaces, or heated spaces with less than six (6) feet of headroom. Basement or half-basement spaces are not counted toward the minimum if more than 50 percent of the perimeter is below grade. There is no specific maximum area for a house, but it is necessary to retain a balanced proportion of house footprint to the site. Maximum building height may not exceed 35ft. from the average finished grade to the highest roof point. It should be noted that there is allowance for significant design and size variation depending on factors such as lot size, location, and configuration. However, there shall be no disproportionately small or large homes that would not generally fit the neighborhood.

It is the responsibility of the property owner to fully understand the Village rules as well as those of CCNC.