Property Address: 213 Sage Oak Lane, Holly Springs, NC 27540 (Subdivision: 12 Oaks)

1. Proximity to South Wake Landfill & Waste Facilities

Buyer is hereby notified that the Subject Property is located approximately **2.7 miles** (by road; ~2 miles straight-line) from the South Wake Landfill (6300 Old Smithfield Rd, Apex, NC), an active municipal solid waste facility operated by Wake County. Due to ongoing landfill operations and varying wind and weather conditions, properties in the 12 Oaks community and surrounding area may periodically experience odors, noise, or increased commercial truck traffic. Buyer is encouraged to independently investigate the facility's operational status, future expansion plans, and any historical or closed landfill sites in the vicinity through Wake County Solid Waste Management.

2. Proximity to Shearon Harris Nuclear Power Plant

Buyer is hereby notified that the Subject Property is located approximately **8 miles** (by road; ~6.5 miles straight-line) from the Shearon Harris Nuclear Power Plant in New Hill, North Carolina, operated by Duke Energy. **The Subject Property is located within the facility's 10-mile Emergency Planning Zone (EPZ).** Duke Energy conducts routine testing of outdoor warning sirens, which may be audible from the property. Buyer is advised to consult Duke Energy and Wake County Emergency Management resources for information regarding emergency planning zones, siren testing schedules, potassium iodide (KI) availability, and safety protocols.

3. Buyer Acknowledgment

Buyer acknowledges receipt of this disclosure prior to submitting an Offer to Purchase and Contract and has had the opportunity to conduct independent due diligence regarding these surrounding area conditions.

Buyer Signature: _____ Date: _____

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