

Exhibit "B" - Additional Terms and Conditions

- a Robert W, Holton, one of the members of Holton Farm, LLC is a licensed NC Real Estate Broker.
- b If the land is to be subdivided into lots, the Seller has provided for conceptual purposes only, a drawing that uses the results of perc tests done by an NC licensed soil scientist and shows a possible lot layout. The drawing was done by a licensed NC land surveyor. As stated, this information is provided for conceptional purposes only and it is a Buyer's responsibility to determine to a Buyer's satisfaction before purchasing the suitability of the land for septic, wells, location of roads and the number of lots the land can be divided into.

The conceptional information provided is not a subdivision plat and has no governmental approvals. It is a solely a Buyers responsibility to determine what is needed to meet any zoning, subdivision or any other requirements for Durham County NC or any other agency governmental or otherwise. While Seller had hired licensed NC professionals to provide for preliminary and conceptional studies, these are preliminary, conceptual studies only. Seller accepts no responsibility or liability for the information.