

BEFORE THE NORTH CAROLINA STATE ETHICS COMMISSION

***In Re Ethics Complaint Against Charles McLamb Taylor, Candidate for
North Carolina House of Representatives***

Allegations and Exhibits Accompanying Ethics Complaint Form

Filed October 9, 2026

Complainant: Diana Stepanik, a registered voter of Lee County

This document is submitted as an attachment to and is incorporated into to the ethics complaint filed by Diana Stepanik, a registered voter of Lee County, pursuant to N.C.G.S. § 138A-12, against Charles McLamb Taylor, a 2026 candidate for the North Carolina House of Representatives. The Complaint requests that the North Carolina State Ethics Commission conduct an inquiry into these matters.

I. INTRODUCTION

Public servants, and those who seek to be entrusted with the responsibility of public office, owe a duty to the public to be transparent about their financial dealings. The public deserves to know whether a politician may be influenced by their personal interests when carrying out the public's business.

Unfortunately, Charles Taylor, a candidate for North Carolina House, has not been honest with the public about his financial interests. As detailed below, Taylor failed to disclose several financial interests on his 2026 Statement of Economic Interest (SEI), which he should have known he needed to disclose, in violation of North Carolina law. *See* N.C.G.S. §§ 138A-24, 138A-26, and 138A-27. These interests amount to nearly half a million dollars in undisclosed property.

Taylor failed to disclose: (1) his ownership of a commercial property at 2101 Tramway Road in Sanford, which public reporting indicates may operate a gaming or sweepstakes operation; (2) his co-ownership of two properties in Greene County; and (3) his ownership interests in two North Carolina limited liability companies organized as opportunity-zone investment vehicles.

These omissions are not isolated. Taylor's 2015 SEI, filed in connection with his appointment to the North Carolina Mining and Energy Commission ("Fracking

Commission”) (Ex. B), had similar omissions—including the same failure to disclose the Greene County properties—establishing a pattern of non-disclosure. Additionally, Taylor filed his SEI this year after the statutory deadline. Between the undisclosed properties on the 2015 SEI, the late filing of the 2026 SEI, and the additional undisclosed properties and businesses in the 2026 SEI, that’s three strikes for Mr. Taylor. The Commission should hold him accountable.

The record also raises questions about whether these omissions were intentional. In an interview about his late-filed SEI, Taylor admitted “he was familiar with SEI filing requirements from his prior public service” on the Fracking Commission.¹ Additionally, the nature of the undisclosed properties suggests Taylor may not want the public to know about them. The Tramway Road property reportedly may be conducting a gambling operation, and the properties associated with Taylor’s undisclosed LLCs appear to be taking advantage of the type of government incentives for the private sector that Taylor has publicly opposed as a local politician in the past.

II. APPLICABLE LAW

A. Purpose and Filing Requirements

The purpose of the Statement of Economic Interest is “to assist covered persons and those who appoint, elect, hire, supervise, or advise them [to] identify and avoid conflicts of interest and potential conflicts of interest between the covered person’s private interests and [their] public duties.” N.C.G.S. § 138A-21 (emphasis added). The Ethics Act imposes an affirmative obligation on candidates for legislative office like Taylor to “take an active, thorough, and conscientious role in the disclosure and review process.” *Id.* Under the law, Taylor has “an affirmative duty to provide any and all information that a reasonable person would conclude is necessary . . . to fully disclose any conflict of interest or potential conflict of interest” *Id.*

A candidate for legislative office must file an SEI no earlier than the first business day in January and no later than forty-five days before the primary election. *Id.* § 138A-22(f). Because a candidate’s SEI is intended to inform the electorate about their potential conflicts of interest, SEIs are public records. *Id.* § 138A-23(a).

¹ Diara J. Townes & Audrey Nielsen, Dozens of NC Candidates Missing Ethics Forms Ahead of Primary, *The Curious Scout* (Feb. 28, 2026), <https://thecuriousscout.beehiiv.com/p/nc-candidates-missing-ethics-forms>.

B. Disclosure Requirements

General Statute 138A-24(a)(2) requires disclosure of assets and liabilities with a value of at least \$10,000, including all real estate located in North Carolina owned wholly or in part by the filing person or immediate family. The filer is required to identify each property specifically, “including descriptions adequate to determine the location by city and county of each parcel.” *Id.* § 138A-24(a)(2)a (emphasis added).

The filer must also disclose the name of each non-publicly owned company or business entity, including interests in limited liability companies and closely held corporations, of which the filer is an owner. *Id.* § 138A-24(a)(2)f. Section 138A-24(a)(15) further requires listing the name of each business with which the filing person or immediate family member is associated, where the filer is an employee, director, officer, partner, proprietor, or member or manager.

The statute also requires disclosure of reportable debts valued at \$10,000 or more. Section 138A-24(a)(2)i requires “[a] list of all liabilities, excluding indebtedness on the filing person’s primary personal residence, by type of creditor and debtor.” Accordingly, loans, seller-financing arrangements, private loans, lines of credit, or other financing used to acquire real property are reportable liabilities if the amount owed is over \$10,000 and the debt is not for a primary residence.

Finally, section 138A-24(c) requires the filer to certify that the SEI is true, correct, and complete to the best of the filer’s knowledge and belief, and that the filer has not and will not transfer assets or interests to conceal them. The disclosed information is required to be current as of the last day of December of the year preceding the filing due date. *Id.* § 138A-24(d).

All of these requirements are set forth clearly on the SEI form.

C. Penalties for Non-Disclosure and False Statements

It is a Class 1 misdemeanor, and grounds for disciplinary action under N.C.G.S. § 138A-45, to knowingly conceal or fail to disclose information required on an SEI. *Id.* § 138A-26. Knowingly providing false information on an SEI constitutes a Class H felony and is also grounds for disciplinary action. *Id.* § 138A-27.

D. Administrative Code Provisions

Title 30, Chapter 5 of the North Carolina Administrative Code reinforces these requirements. A signature on an SEI verifies that all information in the SEI and incorporated documents is true and complete. 30 N.C.A.C. 5A .0102. Critically, incomplete SEIs are not considered timely filed. *Id.* § .0105.

E. Complaint Authority

The Ethics Commission may conduct an inquiry in response to a signed and sworn complaint of any registered voter, subject to the requirements of N.C.G.S. § 138A-12.

III. FACTUAL BACKGROUND

A. Taylor’s Background and Candidacy

Charles Taylor resides at 605 Tidewater Drive, Sanford. (Ex. R.) He is currently the Republican nominee for North Carolina House District 51. On his 2026 SEI, Taylor identified his current employer as “Freelance Graphic Producer” and his nature of business as “Television Production.” (Ex. A.)

Taylor previously was appointed to the N.C. Mining & Energy Commission (“Fracking Commission”). (Exs. B, O). In connection with this appointment, he had to file an SEI in May 2015, which informed him of the duties to disclose financial interests and the penalties for nondisclosure. (Ex. B at 10.)

B. The 2026 Statement of Economic Interest

On February 12, 2026, Taylor electronically filed his 2026 SEI with the Ethics Commission. (Ex. A.) The portions of that SEI giving rise to this complaint are the prompts that required Taylor to disclose his “Property Interests,” “Financial Interests,” and “Professional . . . Relationships”:

- **Question 1.A (North Carolina Real Estate):** Taylor answered “yes” to owning North Carolina real estate with a market value of \$10,000 or more, as of December 31, 2025. However, he disclosed only a single property, with no identification of the location of the property: “Charles McLamb Taylor (Self), 100.00%, Sanford, Lee.” *Id.*

- **Question 3.C (Non-Publicly Owned Companies/LLCs):** Taylor answered “no” to holding interests in any non-publicly owned companies or business entities, including LLCs and closely held corporations. *Id.*
- **Question 9(a) (Business Associations):** Taylor listed “No Business Associations” as of December 31, 2025. *Id.*

Taylor signed the required affirmation certifying that the SEI was “true, complete, and accurate,” that no asset or interest had been or would be transferred to conceal it, and that he had read and understood N.C.G.S. §§ 138A-26 and 138A-27. *Id.*

C. The 2101 Tramway Road Property

On December 31, 2025, Taylor purchased and acquired property at 2101 Tramway Road, Sanford, which was recorded in the Lee County Register of Deeds Book 1852, Page 592, Instrument #08933. (Ex. D.) The seller was Smith Residential Builder, LLC, signed by member/manager Fred Thomas Smith, III. *Id.* The property is identified as Parcel 9641-55-8333-00 (PIN) and comprises Lots 50 through 53 on a 1952 subdivision map. *Id.*

The Lee County tax records for tax year 2026 identify the property as a “COMM BLDG” (commercial building) and list the owner as “TAYLOR, CHARLES MCLAMB,” with 100% ownership. (Ex. C.) Lee County’s records reflects a sale price of \$60,000, roughly 40% below the property’s \$99,500 assessed value, and the deed confirms the December 31, 2025 conveyance to Taylor. (Exs. C, D.)

Because the property was deeded on December 31, 2025, Taylor owned this property as of the date his 2026 SEI disclosures were required to be current. This property was not disclosed on the 2026 SEI. (Ex. A.)

Exterior photographs of the 2101 Tramway Road location show a small single-story commercial building with blue or teal LED strip lighting, clearly legible “WELCOME” and “OPEN” signs, porch and walkway lighting, and a general commercial or entertainment appearance. (Ex. Q.) A local Facebook news site titled The Barbecue Sentinel published posts on March 1, 2026 tying this property to Taylor and including what are described as images of sweepstakes or skill-game machines, including Fortune Rabbit, Pure Skill, and Fire Phoenix cabinets, keno menus, and cash-out signs. (Ex. S) These circumstances warrant further investigation by the Commission to determine if Taylor is operating gambling operations at the property.

D. The Greene County Properties

On February 20, 2013, Charles M. Taylor and Daniel L. Taylor Jr. acquired two parcels in Greene County—Lot 6 (Parcel No. 0801156, located at 107 Woodside Circle) and Lot 7 (Parcel No. 0800789, located at 109 Woodside Circle)—recorded at Book 669, Page 285–86. (Exs. G, H.) The deed identifies Taylor’s address as 605 Tidewater Drive, Sanford, which is Taylor’s residence. (Exs. H, R.)

Current Greene County property records list both parcels as jointly owned by “Taylor, Daniel L., Jr.” and “Taylor, Charles M.” (Exs. E, F.) The property card for 107 Woodside Circle reflects a current cost/market value of \$93,250 and an appraised value of \$73,400. (Ex. E.) The property card for 109 Woodside Circle reflects a current cost/market value of \$84,790 and an appraised value of \$61,600. (Ex. F.) Each of these values well exceeds the \$10,000 disclosure threshold under N.C.G.S. § 138A-24(a)(2).

Taylor has co-owned these properties since at least February 2013. Neither his 2026 SEI (Ex. A) nor his 2015 SEI (Ex. B) disclosed any real estate in Greene County.

E. The LLC Ownership Interests

On December 18, 2025, Taylor formed Taylor QOF LLC, a North Carolina limited liability company (SOSID 3193286). (Ex. I.) The Articles of Organization list Charles M. Taylor at 605 Tidewater Drive, Sanford, and Daniel Taylor Jr. at 2950 Cupelo Road, Farmville, as members/organizers, with Charles M. Taylor as initial registered agent and the principal office at 605 Tidewater Drive—again, Taylor’s residence. (Ex. I.) The entity’s 2026 annual report, filed April 15, 2026 and signed by “Charles M Taylor,” identifies the nature of the business as “Opportunity Zone for Hawkins Veteran Properties” and lists Taylor as “Founder.” (Ex. I.)

On December 19, 2025, Taylor formed Hawkins-Veterans Way QOZB LLC, a North Carolina limited liability company (SOSID 3193850). (Ex. J.) The Articles of Organization list Charles M. Taylor and Daniel Taylor Jr. as members/organizers, with Charles M. Taylor as initial registered agent and the principal office at 605 Tidewater Drive. (Ex. J.) The 2026 annual report, filed April 15, 2026 and signed by “Charles M Taylor,” describes the business as “an opportunity zoned area with empty lot, pottery business and landscaping business” and lists Taylor as “Founder.” (Ex. J.)

Both LLCs existed as of December 31, 2025, and Taylor held roles as registered agent, founder, organizer, and member in each. As of that date, Taylor was required to disclose these entities in response to Question 3.C (interests in non-publicly owned companies or business entities, including LLCs) and Question 9(a) (business associations where the filer is an employee, director, officer, partner, proprietor, or member or manager). He disclosed neither business. (Ex. A.)

F. Real Estate Held by Hawkins-Veterans Way QOZB LLC

On December 31, 2025, Smith Residential Builder, LLC—the same seller that sold the Tramway Road property to Taylor—sold two properties to Hawkins-Veterans Way QOZB LLC, with the deeds recorded in Lee County at Book 1852, Page 595, Instrument #08934: (1) Lot 1A (0.559 acres), located at 1308 and 1312 Hawkins Avenue (PIN 9643-66-6339-00), appraised at \$101,300; and (2) Lot 1B (0.707 acres), located at 0 Veterans Way (PIN 9643-66-7358-00), appraised at \$54,100. (Exs. K, L, M.) A plat recorded October 8, 2025 in Plat Cabinet 2025, Slide 216, shows Lots 1A and 1B and states an exempt plat certification under applicable subdivision provisions. (Ex. N.) Smith Residential Builder had acquired the same land from Veterans of Foreign Wars-related grantors on June 11, 2025. (Ex. M.)

These properties, held by an LLC of which Taylor was a founder, member, organizer, and registered agent, were acquired on the same date as the 2101 Tramway Road property—December 31, 2025—and thus existed on the date used for required disclosure on the 2026 SEI.

G. Potential Debt Associated with the Purchases

Taylor's 2026 SEI raises an additional question requiring investigation: whether any liabilities, loans, seller-financing arrangements, private loans, lines of credit, deeds of trust, guarantees, or other financing used for this late-2025 buying spree should have been disclosed on the SEI under Question 5. Taylor answered 'No' to Question 5 and listed no debtor or creditor information on his 2026 SEI. Yet the record shows multiple real-estate transactions and business formations clustered in the final two weeks of December 2025, including formation of Taylor QOF LLC on December 18, 2025, formation of Hawkins-Veterans Way QOZB LLC on December 19, 2025, the December 31, 2025 acquisition of 2101 Tramway Road by Taylor personally, and the December 31, 2025 acquisition of the Hawkins Avenue and Veterans Way parcels by Hawkins-Veterans Way QOZB LLC. Those transactions raise a reasonable question whether any reportable financing existed as of

December 31, 2025, and, if so, whether Taylor’s “No” answer to the liabilities question was another material omission.

IV. SPECIFIC VIOLATIONS

A. Failure to Disclose Real Estate: 2101 Tramway Road (2026 SEI)

Taylor’s 2026 SEI disclosed only one North Carolina property: “Charles McLamb Taylor (Self), 100.00%, Sanford, Lee.” (Ex. A.) According both Lee County tax records and the State Board of Elections voter lookup, 605 Tidewater Drive is Taylor’s residence address. (Exs. R, U.) However, the deed recorded December 31, 2025 at Book 1852, Page 592, establishes that Taylor also owned the commercial property at 2101 Tramway Road, Sanford, as of that same date—valued by the county at \$99,500. (Exs. C, D.) This property was not disclosed.

This omission violates N.C.G.S. § 138A-24(a)(2), which requires disclosure of all North Carolina real estate owned wholly or in part by the filing person with a value of at least \$10,000, with descriptions adequate to determine city and county of “each parcel.” It also renders Taylor’s certification that the SEI was “true, correct, and complete” materially false.

B. Failure to Disclose Real Estate: Greene County Properties (2026 SEI)

Taylor co-owns two parcels at 107 and 109 Woodside Circle, Greene County, North Carolina, with Daniel L. Taylor Jr. (Exs. E, F, G, H.) These properties have been owned since at least February 2013. Current county property records reflect values of \$93,250 and \$84,790 respectively—each far exceeding the \$10,000 disclosure threshold. (Exs. E, F.) The 2026 SEI discloses no property in Greene County. (Ex. A.)

This omission violates N.C.G.S. § 138A-24(a)(2) and renders the certification on the SEI materially false.

C. Failure to Disclose LLC Ownership Interests (2026 SEI)

Taylor answered “no” to Question 3.C of the 2026 SEI, which asks whether the filer holds interests in non-publicly owned companies or business entities, including LLCs. (Ex. A.) Secretary of State records establish that, as of December

31, 2025, Taylor was a member, organizer, registered agent, and founder of both Taylor QOF LLC and Hawkins-Veterans Way QOZB LLC. (Exs. I, J.)

This omission violates N.C.G.S. § 138A-24(a)(2), which requires disclosure of interests in LLCs and closely held corporations. It also violates section 138A-24(a)(15), which requires disclosure of each business with which the filer is associated as a member or manager.

D. Failure to Disclose Business Associations (2026 SEI)

Taylor listed “No Business Associations” in response to Question 9(a) of the 2026 SEI. (Ex. A.) As noted above, Taylor was a member, organizer, registered agent, and founder of two active LLCs as of December 31, 2025. His roles in these entities constitute business associations that were required to be disclosed under N.C.G.S. § 138A-24(a)(15). This omission independently violates the statute.

E. Potential Failure to Disclose Reportable Liabilities (2026 SEI)

Taylor answered “No” to the 2026 SEI question asking whether he or any immediate family member had liabilities of \$10,000 or more, excluding the mortgage on his primary residence. (Ex. A.) That answer requires investigation because Taylor acquired, or caused his newly formed entities to acquire, multiple properties in December 2025: 2101 Tramway Road in his own name and the Hawkins Avenue/Veterans Way parcels through Hawkins-Veterans Way QOZB LLC. (Exs. D, M.) If any acquisition was financed through a loan, deed of trust, seller-financing arrangement, private loan, intra-family debt, guaranty, line of credit, or other liability of \$10,000 or more per creditor, it was required to be disclosed by debtor and type of creditor under N.C.G.S. § 138A-24(a)(2)i and 30 N.C. Admin. Code 05B .0104. The Commission should therefore obtain closing files, settlement statements, recorded deeds of trust, loan documents, bank records, and entity records sufficient to determine whether Respondent’s “No” answer to Question 5 was false.

F. Pattern of Non-Disclosure: The 2015 SEI

These omissions do not represent an isolated failure. In 2015, Taylor filed an SEI in connection with his service on the Fracking Commission. (Ex. B.) That SEI likewise disclosed only a single property—“Charles M. Taylor, 100%, Sanford, Lee”—and did not disclose any real estate in Greene County. (Ex. B.) Taylor co-owned the Greene County parcels at that time, having acquired them in February 2013. (Ex. H.) The properties exceeded the \$10,000 disclosure threshold as of

December 31, 2014, based on their assessed values of \$86,350 and \$75,590, respectively. (Ex. T.) The Complainant did not know until this year, and had no reason to know, that Taylor owned the Greene County properties and unlawfully withheld them from the 2015 SEI. *See* N.C.G.S. § 138A-12(e)(2) (requiring complaint to be filed “within two years of the date the complainant knew or should have known of the conduct upon which the complaint is based”).

The repetition of materially identical omissions across two SEIs filed eleven years apart is evidence bearing on whether Taylor’s failures were knowing and intentional, within the meaning of N.C.G.S. §§ 138A-26 and 138A-27. Indeed, in an interview about his late-filed SEI earlier this year, Taylor admitted “he was familiar with SEI filing requirements from his prior public service” on the Fracking Commission.²

Notably, Taylor’s 2015 SEI was the subject of public scrutiny. A December 8, 2014 article in *The News & Observer* reported that more than two years into the Fracking Commission’s work drafting fracking standards, all but two members had been flagged for potential conflicts of interest—including potential conflicts arising from real estate ownership in Lee County, the epicenter of the state’s shale gas zone. (Ex. O.) The article quoted Taylor as saying he was “not sure why” he had been flagged, calling it “weird” and stating he did not “see any conflict” and was “not in a position to gain anything, especially land-wise.” (Ex. O.) Despite this public scrutiny of his SEI disclosures, Taylor has now repeated the same pattern of non-disclosure on his 2026 SEI.

V. AGGRAVATING CIRCUMSTANCES

A. Suspected Gaming or Sweepstakes Operation at 2101 Tramway Road

The undisclosed 2101 Tramway Road property may operate a gambling operation. Exterior photographs show a small commercial building with illuminated “WELCOME” and “OPEN” signs, with blinking neon track lighting framing the building, giving it the appearance of an entertainment establishment. (Ex. Q.) Social-media posts describe the presence of sweepstakes or skill-game machines at

² Diara J. Townes & Audrey Nielsen, Dozens of NC Candidates Missing Ethics Forms Ahead of Primary, *The Curious Scout* (Feb. 28, 2026), <https://thecuriosscout.beehiiv.com/p/nc-candidates-missing-ethics-forms>.

the property. These circumstances, taken together with the failure to disclose the property, warrant further investigation by the Ethics Commission.

B. Undisclosed Opportunity-Zone Investment Vehicles

The two undisclosed LLCs are organized and described in their own filings as opportunity-zone investment vehicles. Taylor QOF LLC's annual report identifies the business as "Opportunity Zone for Hawkins Veteran Properties." (Ex. I.) Hawkins-Veterans Way QOZB LLC's annual report describes "an opportunity zoned area with empty lot, pottery business and landscaping business." (Ex. J.) The acronyms "QOF" (Qualified Opportunity Fund) and "QOZB" (Qualified Opportunity Zone Business) are terms of art under the federal Opportunity Zone program created by the 2017 Tax Cuts and Jobs Act, which provides preferential federal tax treatment—including deferral and potential elimination of capital gains taxes—for investments in designated economically distressed census tracts.

The existence of these entities is relevant to the public's ability to evaluate potential conflicts of interest. Taylor publicly campaigned on a platform of eliminating wasteful government spending, keeping taxes low, investing in infrastructure, and continuing to cut the state income tax. (Ex. O.) In his public service, he cast the lone dissenting vote against an economic incentive agreement for "Project Jupiter" during a January 7, 2020 Sanford City Council meeting. (Ex. P.) The failure to disclose entities structured to benefit from a federal economic-development incentive program, while publicly opposing government incentive spending, deprives voters of information material to evaluating Taylor's candidacy and any potential conflict between his public positions and private financial interests. This is precisely the type of information the SEI disclosure framework is designed to capture. *See* N.C.G.S. § 138A-21.

C. Timing and Certification

All three categories of undisclosed interests—the Tramway Road property, the Greene County co-owned properties, and the LLC membership interests—existed as of December 31, 2025, the statutory reference date under N.C.G.S. § 138A-24(d). Indeed, the Tramway Road property deed, the Hawkins-Veterans Way deed, and both LLC formations all occurred during the final two weeks of December 2025, just weeks before the filing deadline. These property and business dealings must have been known to him when he filed his SEI in February 2025, yet he did not identify them. Taylor even certified that his 2026 SEI was "true, complete, and

accurate” and affirmed that he had read and understood the penalties for non-disclosure and false statements under §§ 138A-26 and 138A-27. (Ex. A.)

The same timing makes the liability-disclosure issue especially significant. A candidate who forms two LLCs and closes multiple real-estate transactions on the final day of the SEI reporting year cannot satisfy the Ethics Act by disclosing only one generic Lee County property and no liabilities if those transactions were supported by reportable debt. The Commission should determine whether the concentration of transactions on December 31, 2025 involved financing, because any such liability would further confirm that Respondent’s omissions were part of a broader pattern of incomplete disclosure rather than a mere oversight.

VI. REQUESTED ACTION

Based on the foregoing, the Ethics Commission should:

1. Conduct a full inquiry into the matters alleged herein pursuant to N.C.G.S. § 138A-12;
2. Determine whether Taylor knowingly concealed or failed to disclose required information on his 2026 SEI in violation of N.C.G.S. § 138A-26, and whether Taylor knowingly provided false information on the same SEI in violation of N.C.G.S. § 138A-27;
3. Investigate whether Taylor’s 2015 SEI contained knowing omissions constituting violations of N.C.G.S. §§ 138A-26 and 138A-27, including by obtaining historical assessed values for the Greene County parcels as of December 31, 2014;
4. Investigate the nature and extent of any gaming, sweepstakes, or entertainment operations at 2101 Tramway Road;
5. Investigate whether Taylor failed to disclose reportable liabilities, including loans or other debts associated with the late-2025 real-estate acquisitions;
6. Take any and all appropriate disciplinary action under N.C.G.S. § 138A-45; and
7. Refer any matters warranting criminal prosecution to the appropriate authorities.

VII. EXHIBITS

The following materials are submitted in support of this Complaint:

Exhibit A. Taylor’s 2026 Statement of Economic Interest (NC House candidate), filed February 12, 2026

Exhibit B. Taylor’s 2015 Statement of Economic Interest (Mining & Energy Commission)

Exhibit C. Lee County Property Card, 2101 Tramway Road, Parcel 964155833300, Tax Year 2026

Exhibit D. Lee County General Warranty Deed, Book 1852, Page 592 (December 31, 2025)—conveyance of 2101 Tramway Road to Charles McLamb Taylor

Exhibit E. Greene County Property Card, 107 Woodside Circle, Parcel 0801156

Exhibit F. Greene County Property Card, 109 Woodside Circle, Parcel 0800789

Exhibit G. Greene County Register of Deeds Index Entry, Book 669, Page 285 (February 20, 2013)

Exhibit H. Greene County General Warranty Deed, Book 669, Pages 285–286 (February 20, 2013)—conveyance of Lots 6 and 7, Fairview Heights – Exum Addition, to Daniel L. Taylor Jr. and Charles M. Taylor

Exhibit I. North Carolina Secretary of State Records for Taylor QOF LLC (SOSID 3193286), including Articles of Organization (December 18, 2025) and 2026 Annual Report (April 15, 2026)

Exhibit J. North Carolina Secretary of State Records for Hawkins-Veterans Way QOZB LLC (SOSID 3193850), including Articles of Organization (December 19, 2025) and 2026 Annual Report (April 15, 2026)

Exhibit K. Lee County Property Card, 1308 & 1312 Hawkins Avenue, Parcel 964366633900, Tax Year 2026

Exhibit L. Lee County Property Card, 0 Veterans Way, Parcel 964366735800, Tax Year 2026

Exhibit M. Lee County General Warranty Deed, Book 1852, Page 595 (December 31, 2025)—conveyance of Lots 1A and 1B to Hawkins-Veterans Way QOZB

LLC; and Lee County Deed, Book 1823, Page 843 (June 11, 2025)—Smith Residential Builder acquisition of same parcels

Exhibit N. Plat, Plat Cabinet 2025, Slide 216 (October 8, 2025)—Lots 1A and 1B, exempt subdivision plat

Exhibit O. The News & Observer, “Fracking Commission Members Flagged for Conflicts,” December 8, 2014; and 2026 Candidate Questionnaire responses attributed to Taylor

Exhibit P. Sanford City Council Minutes, January 7, 2020 (Project Jupiter incentive vote)

Exhibit Q. Exterior Photographs of 2101 Tramway Road (depicting building exterior, visible WELCOME/OPEN signage, and small commercial/entertainment-style structure; photographs do not depict interior gaming equipment or identify an operator)

Exhibit R. State Board of Elections Voter Lookup Result for Charles McLamb Taylor of Lee County.

Exhibit S. The Barbecue Sentinel's two posts dated March 1, 2026, regarding Taylor's property on Tramway Road.

Exhibit T. Greene County tax assessments for Taylor's properties, covering 2014 and 2015.

Exhibit U. Lee County Property Card, 605 Tidewater Dr, Tax Year 2026

Respectfully submitted,

Diana Stepanik

Diana Stepanik

Complainant

A Registered Voter, Lee County, North Carolina

NOTARIZATION

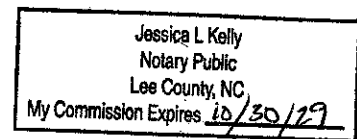
STATE OF NORTH CAROLINA

COUNTY OF LEE

Sworn to (or affirmed) and subscribed before me this 8th day of OCTOBER,
2026.

Jessica L. Kelly

Notary Public



My Commission Expires: 10/30/2029