

SUPPLEMENTAL PROVISIONS ADDENDUM

Property Address or Other Description ("Property"): 536 Red Bank Rd, Waynesville, NC 28786

Buyer(s):

Sellers(s): John Ferrari, Jr., Trustee, Ralph Andrew Irrevocable Trust dated April 18, 2016

The designation Buyer and Seller as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

Buyers acknowledge that Buyers' Agent has recommended that Buyers independently research and consult with a professional for an opinion regarding each disclosure listed below prior to the end of the Due Diligence period and prior to purchasing the Property.

1. **REGISTERED ENVIRONMENTAL SITE:** Property may be bordered by or located near a site that is recognized as having, environmental contamination or concerns, or is subject to investigation, administrative action, or remedial measures taken by the Environmental Protection Agency (EPA), the North Carolina Department of Environmental Quality (NCDEQ), or other governmental agencies. It is the Buyers' sole responsibility to investigate to their satisfaction any and all concerns they may have regarding this issue. Ivester Jackson Blackstream makes no representation as to the characteristics and condition of the property, any improvements to the property. Or, with respect to any active or inactive investigations, any action by the EPA, NCDEQ, or any other governmental agency.

Possible sources of information concerning registered environmental sites are the following:

- a. EPA Superfund Sites in North Carolina: <https://www.epa.gov/cilist-superfund-sites-north-carolina>
- b. EPA Toxics Release Inventory (TRI) Program: <http://www1v2.epa.gov/toxics-release-inventory-tri-program>
- c. NCDEQ Brown fields Program Project Inventory: <https://deq.nc.gov/about/divisions/waste-management/waste-management-rules-data/waste-management-gis-maps/brownfields-sites-and-boundaries>

In addition buyer may desire to have a mold inspection or other building interior air quality report conducted of the premises by a licensed professional; mold infestation reports and air quality, including radon, are not generally included in the foregoing site reports.

2. **FUTURE DEVELOPMENT:** Buyers acknowledge awareness of the possibility of construction and possible effects associated with future development, including both new construction and renovation activity. Such development may result in increased pedestrian and vehicular traffic, noise, dust, dangers, annoyances, impacts on view corridors and similar effects, both expected and unexpected and may disturb or disrupt Buyers' use and enjoyment of the Property. Buyers are encouraged to contact the planning department of the jurisdiction where the Property is located to inquire into any proposed development that might affect Buyers' interest in the Property. Buyers should also investigate contemplated development projects that are not yet in the application process by researching local media, including print newspapers, television and web-based publications. Specifically, multi-story development projects have been and may be in downtown areas that could detrimentally affect the views from, and value of, buildings and residences, including the Property. Any express or implied easements for view purposes or for the passage of light and air are hereby expressly disclaimed. Ivester Jackson Blackstream makes no assurances or representations regarding the existence, preservation or permanence of any view and shall not be obligated to take any action to restrict or control the development of any of the real property adjacent to or in the vicinity of the Property. Additionally, Ivester Jackson Blackstream makes no affirmative representation that any future development as identified above, or future plans of development will occur; any such development being within the authority and ability of the developer, and/or adjoining property owners.
3. **INTERSTATES AND ROADWAYS:** Buyers acknowledge awareness of and possible noise associated with road traffic and existing or future roads or planned road projects. Possible effects of such roads and road projects include noise, dust, dangers, water, annoyances, and other factors which may disturb or disrupt Buyers' use and enjoyment of the Property. Buyers are advised to seek out information from the North Carolina Department of Transportation (NCDOT) or municipalities relating to controlling traffic, traffic patterns, or pending road projects that might adversely affect the Property being purchased. Some NCDOT highway project information may be found at <https://www.ncdot.gov/projects/>. Additionally, Ivester Jackson Blackstream makes no representation that any planned interstate highways, roadways, walking, bicycling or other recreational type trails will be constructed; any such construction being within the authority of the NCDOT, developer, or government entities (local, state and federal).

Buyer initials

--	--

Seller initials

	
06/26/24 10:59 AM EDT dotloop verified	

4. **LAND USE ORDINANCES:** Buyers acknowledge awareness of local, incorporated municipalities, county, state and governmental laws, ordinances and regulations as well as Owner's Associations bylaws and covenants that may affect Buyers' intended use or development of subject Property. Buyers' agent may assist in providing resources for obtaining relevant information regarding such; however Buyers solely accept responsibility for investigation and verification of any and all issues related to compliance with any local, incorporated municipalities, county, state or federal governmental law, ordinances or regulation relative to environmental, zoning, subdivision, occupancy use, construction, or development of the subject Property which may affect Buyers' intended use or development of the subject Property. Additionally, Ivester Jackson Blackstream makes no representation or guarantee that any land use ordinances or regulations will occur or be implemented, such ordinances and regulations being within the authority of the foregoing identified entities.
5. **AREA REGIONAL AIRPORTS:** Buyers acknowledge awareness of and possible noise associated with Regional Airports in Western North Carolina. Many aircrafts operate from these airports with varying traffic patterns depending on the wind and weather conditions. Area public airports include, among others: 1) Asheville Regional Airport (828.684.2226); 2) Hendersonville Airport (828.693.1897) 122 Shepherd Street. Hendersonville: 3) Transylvania Community Airport (828.877.5801) Old Hendersonville Road, Penrose; and Rutherford Count Airport (828.287.0800). A number of private airports serve other area communities. More information about public and private airports may be found at the NCDOT's website. including at <https://www.ncdot.gov/aviation/download/AirportGuide.pdf>.
6. **RAILROAD TRACKS AND TRAINS:** Buyers acknowledge awareness of and possible noise associated with trains traveling through Western North Carolina. Buyers are advised to seek out those which they feel may adversely affect the Property being purchased.

IN THE EVENT OF ANY CONFLICT BETWEEN THIS "SUPPLEMENTAL PROVISIONS ADDENDUM" AND THE ATTACHED OFFER TO PURCHASE AND CONTRACT, THEN THIS "SUPPLEMENTAL PROVISIONS ADDENDUM SHALL CONTROL.

CLOSING SHALL CONSTITUTE ACCEPTANCE OF THESE PROVISIONS, AND ALL OTHER CONDITIONS OF THE PROPERTY, BY THE BUYERS.

Buyer Signature: Date: _____

Buyer Signature: Date: _____

Entity Buyer: _____
(Name of LLC/Corporation/Partnership/Trust/etc.)

By: Date: _____

Seller Signature: Date: _____

Seller Signature:

John Ferrari, Jr., Trustee, Ralph Andrew Irrevocable Trust dated April 18, 2016

dotloop verified
06/26/24 10:59 AM EDT
GFB7-XIFZ-17GM-CQW

 Date: _____

Entity Seller: Ralph Andrew Irrevocable Trust dated April 18, 2016
(Name of LLC/Corporation/Partnership/Trust/etc.)

By:

John Ferrari, Jr., Trustee, Ralph Andrew Irrevocable Trust dated April 18, 2016

dotloop verified
06/26/24 10:59 AM EDT
N9VJ-TM4X-BGVC-UTZE

 Date: _____