

LEAD-BASED PAINT OR LEAD-BASED PAINT HAZARD ADDENDUM

Property: 2603 Moss Ledford Rd, Franklinton, NC 27525

Seller: GRAND CENTRAL CHARITABLE SERVICES

Buyer: _____

This Addendum is attached to and made a part of the Offer to Purchase and Contract ("Contract") between Seller and Buyer for the Property.

During the Due Diligence Period, Buyer shall have the right to obtain a risk assessment or inspection of the Property for the presence of lead-based paint and/or lead-based paint hazards* at Buyer's expense. Buyer may waive the right to obtain a risk assessment or inspection of the Property for the presence of lead-based paint and/or lead-based paint hazards at any time without cause.

*Intact lead-based paint that is in good condition is not necessarily a hazard. See EPA pamphlet "Protect Your Family From Lead in Your Home" for more information.

Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards

Lead Warning Statement

Every Buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based hazards is recommended prior to purchase.

Seller's Disclosure (initial)

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- (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

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- (b) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
 Records and reports available to the Seller (check one)
☐ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgement (initial)

- (c) Buyer acknowledges receipt of Seller's statement set forth in (a) above, and copies of the records/reports listed in (b) above, if any.

 (d) Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.

 (e) Buyer (check one below):
☐ Accepts the opportunity during the Due Diligence Period to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
☐ Waives the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.



This form jointly approved by:
 North Carolina Bar Association's Real Property Section
 North Carolina Association of REALTORS®, Inc.

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STANDARD FORM 2A9-T
 Revised 7/2021
 © 7/2023

Buyer Initials _____

Seller Initials JA

Agent's Acknowledgment (initial)

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

IN THE EVENT OF A CONFLICT BETWEEN THIS ADDENDUM AND THE CONTRACT, THIS ADDENDUM SHALL CONTROL, EXCEPT THAT IN THE CASE OF SUCH A CONFLICT AS TO THE DESCRIPTION OF THE PROPERTY OR THE IDENTITY OF THE BUYER OR SELLER, THE CONTRACT SHALL CONTROL.

THE NORTH CAROLINA ASSOCIATION OF REALTORS®, INC. AND THE NORTH CAROLINA BAR ASSOCIATION MAKE NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION OF THIS FORM IN ANY SPECIFIC TRANSACTION. IF YOU DO NOT UNDERSTAND THIS FORM OR FEEL THAT IT DOES NOT PROVIDE FOR YOUR LEGAL NEEDS, YOU SHOULD CONSULT A NORTH CAROLINA REAL ESTATE ATTORNEY BEFORE YOU SIGN IT.

Date: _____

Buyer: _____

Date: _____

Buyer: _____

Entity Buyer: _____

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

By: _____

Name: _____

Print Name

Title: _____

Date: _____

Selling Agent: _____

Date: _____

Date: 03-21-24

Seller:

GRAND CENTRAL CHARITABLE SERVICES

Date: _____

Seller: 03/21/24

Entity Seller: _____

Grand Central Charitable Services

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

By: Michael Yoquelet

Name: _____

Print Name

Title: _____

Date: _____

Listing Agent:

Thomas Harper

Date: _____

LAND CENTRAL CHARITABLE SERVICES LLC

2603 MOSS LEDFORD RD

PLATBOOK/PAGE/DATE: 00016 00149

184700136871

03 MOSS LEDFORD RD

NB: 072 SOUTH EAST AVERAGE

RECORD NUMBER: 28139

ANKLINTON, NC 27525-8316

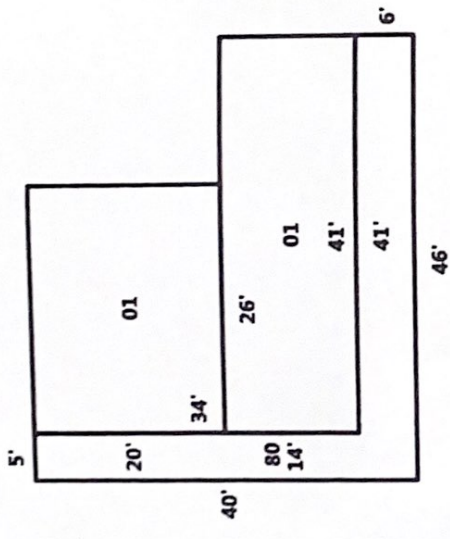
MOSS LEDFORD RD

ROUTE: 184700 033

ED: 01965 0948 10/27/2023 \$0

REVIEWER: DE 12/16/2022

1 / 1



5'

20'

34'

80'

14'

40'

01

26'

01

41'

41'

46'

ED: 01983 0948 10/27/2022

REVISED: 10/27/2022

TOPO		STREET		UTILITIES		NOTES		AC	
#	LAND CLASS	SIZE	BASERATE	* ACF	* ADJ	= ADJ RATE	* UNITS	= LNDVALUE	
1	1TBUILDING SITE 1	1.000	30020	1.00	1.00	30020	1.000	30020	
2	2ITCLEARED 1	0.500	9400	0.90	1.00	8460	0.500	4230	
ACREAGE FACTOR:		0	FRONTAGE FACTOR:		0	LAND VALUE		34250	
#	OTHER FEATURES		SIZE	BASERATE	COND	ADJ RATE	UNITS	VALUE	
1	94 MISCELLANEOUS BLDG		1 * 1		0.00	100.00	1	100	
2	44 BARN		1 * 1		0.00	300.00	1	300	
OTHER FEATURES VALUE: 400									
FOUNDATION		XTR_FINISH	ROOF TYPE		ROOF MTRL		SIZE/QTY		
CONCRETE BLOCK		WOOD FRAME-SIDING	GABLE SHED		METAL		1.5000 STHT		
STONE							0 BDRM		
WALL_FINISH		FLOORS	HEAT&AIR		HEAT FUEL		BLDING #		
DRYWALL PANEL		SOFTWOOD	HEAT & AIR		GAS		1		
IMPROVEMENT TYPE:		DWELLING	GRADE:	C-5	AYB:	1900	EYB:	1960	CONDITION: AVERAGE
DIMENSIONS:		SFR-CL40U30R40D12R2D7L2D11 OFP-CL40D8R40U8 WDK-L40CU38XL6D8XD30XD8R6XU8 OFP-U30CR40U8L40D8H							
STRUCTURE	SKETCH-SF	* SHT	= AREA	RATE	* GRDE	+ HEAT	+ EXWL	* WLHT	= ADJRATE
SNG FAML	574	1.50	861135.36	C 0.95		2.50		0.95	124.54
BATHS	0		0						5100.00
FIREPLACE	0		0						3400.00
SNG FAML	520	1.00	520135.36	0.95		2.50		1.00	131.09
PORCH	446	1.00	44636.30	0.95				1.00	34.49
1381 HSF		1827 TSF	RPCN- 144.30/HSF		199279 VALU- 60.61/HSF		83697		
STRUCTURE VALUE		NBHD ADJUSTMENT: 1.040		CARD 1 VALUE		87045		121695	
VALUATION	THIS CARD	+ OTHER CARD	= VALUE	PREV-VAL	OTHER CARDS VALUE		TOTAL VALUE		
LND	34250		34250	22870			121695		
OTHER FEAT	400		400	600					
STRUCTURE	87045		87045	53371					
TOTAL	121695		121695	76841					
(311371) Group:0		TAX YEAR: 2024		DEFERRED VALUE		0		APPRAISED VALUE	
ranville County, NC		REVAL YEAR: 2024						TAXABLE VALUE	
								121695	
								121695	