

Initial  
G. Alfred Webster  
Malee L. Webster

9/22/2025

**ADDENDUM TO VACANT LOT DISCLOSURE STATEMENT**

This Addendum to Vacant Land Disclosure Statement (the "Addendum") is made and entered into this <sup>22nd</sup> ~~20th~~ day of September, 2025 by G. Alfred Webster and wife, Malee L.

Webster ("Sellers") with respect to the property and improvements thereon located at 75 Apawamis Circle, Pinehurst, North Carolina (the "Property") and has been delivered to the buyer identified below as of the date set forth below the buyer's signature (the "Buyer" whether one or more).

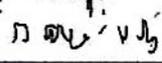
**RECITALS:**

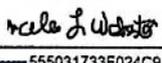
- A. The provisions of the Vacant Land Disclosure Statement are herein incorporated by reference as amended or revised by this Addendum.
- B. The Sellers, as the owner of the Property, have entered into this Addendum to more fully document the current condition of the Property and specifically the four (4) bedroom dwelling structure located on the Property (the "Canoe House").
- C. The Property is located on Watson's Lake a large body of water within the gated community known as The Country Club of North Carolina ("CCNC") in the Village of Pinehurst.
- D. The original footprint of the Canoe House which was built more than sixty (60) years ago covered an area substantially smaller than the current footprint. Thereafter, several additions were made to the Canoe House resulting in the current structure which, according to information taken from the current Moore County tax records which information has not been independently verified resulted in the Canoe House now containing approximately 2640 square feet on the combined first and second floor levels.
- E. On or about July 6, 2025, Tropical Storm Chantel caused the Pinehurst area to receive an excessive amount of rainfall in a relatively short period of time resulting in the water level of Watson's Lake rapidly rising to the extent that the first-floor level of the Canoe House was flooded by more than four (4) feet of water.
- F. The flooding resulted in extensive damage to the Canoe House to the extent that the Sellers have decided not to attempt to make any repairs to the Canoe House but rather to list the Property for sale as a vacant lot based on the Seller' assumption that a prospective Buyer would very likely demolish the Canoe House and build an entirely new residential structure on the Property.
- G. The Sellers, in connection with listing the Property for sale, intend to fully disclose to any potential Buyer of the Property the information contained in the Vacant Land Disclosure Statement and in this Addendum.

H. If, in connection with the sale of the Property, the Buyer decides undertake the restoration of the Property and particularly the Canoe House, the Buyer acknowledges and agrees that in undertaking the restoration work, the Buyer will rely solely on the Buyer's investigation of the existing damage to the Property and to the Canoe House and acknowledges that the Sellers have not made any representations or warranties regarding the physical condition of the Canoe House and the Property other than is specifically set forth herein. If acquired, Buyer will have no obligation to the Sellers to advise the Sellers of Buyer's intentions with respect to the rehabilitation Property.

Now, Therefore, the Sellers make the following information available to any prospective Buyer of the Property intending to more fully and completely document the condition of the Property to the best of Sellers' knowledge:

1. The Sellers acknowledge that the Recitals set forth above and the information in the Disclosure Statement and in this Addendum are true to the best of the Sellers' knowledge.
2. The Property is being sold "AS IS, WHERE IS, WITH NO REPRESENTATIONS OR WARRANTIES OF ANY NATURE EITHER EXPRESS OR IMPLIED WITH RESPECT TO THE CONDITON OF THE PROPERTY AND SPECIFICALLY THE CANOE HOUSE, INCLUDING THAT NO WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE ARE BEING PROVIDED; SUBJECT, HOWEVER, TO THOSE REPRESENTATIONS AND WARRANTIES TO BE SET FORTH IN THE CONVEYANCE DEED TRANSFERRING TITLE TO THE PROPERTY FROM THE SELLER TO A PROPSECTIVE SELLER WHICH ARE NOT BEING DISCLAIMED BY THE TERMS HEREOF.
3. Except as set forth herein, the Sellers have no knowledge of the conditions which caused the flooding of the Property and specifically the Canoe House nor of any subsequent actions undertaken by any party in an to attempt to avoid the recurrence of the damage caused by the flooding.

SELLERS: Signed by:  
 9/22/2025  
C5192841A3AE451...

George A. Webster  
Signed by:  
 9/22/2025  
555031733F024C9...

Malee L. Webster

BUYER:

Name: \_\_\_\_\_

Date: \_\_\_\_\_

Name: \_\_\_\_\_

Date: \_\_\_\_\_