

#### health

- CLOSEBY OUTDOOR ACTIVITIES TO BETTER THE BODY & MIND.
- ALL-DAY CAFÉ & B AMENITIES SERVING QUICK, NOURISHING BITES.
- PARTNERSHIPS WITH LOCAL FITNESS & SPA CONSULTANTS.
- HEALTHFUL APPROACH TO IN-ROOM AMENITIES & DESIGN ELEMENTS.
- PRODUCE SOURCED LOCALLY AND GROWN WITH AN EYE TO NUTRIENTS AND FLAVOR.

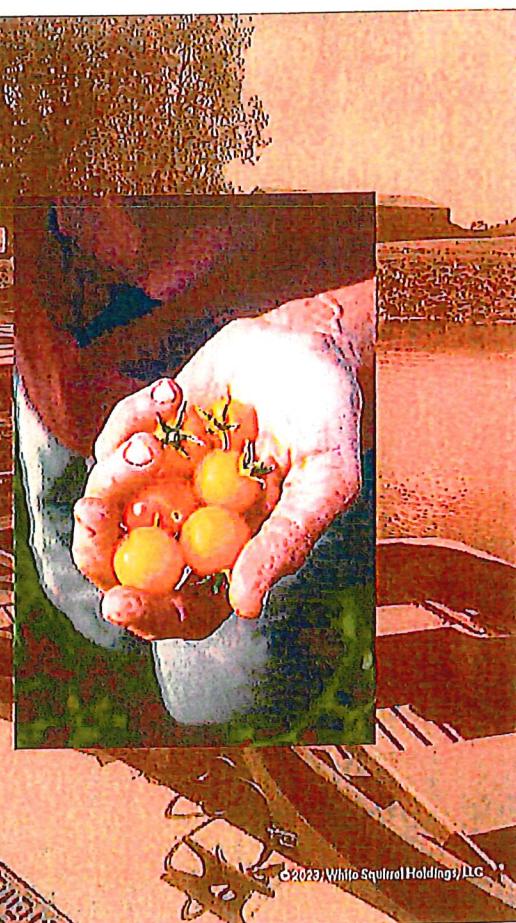
#### discovery

- RECREATIONAL OUTDOOR ADVENTURES WITH THE OPTION TO BOOK IN ADVANCE.
- ADJACENCY TO REGIONAL INDOOR & OUTDOOR HOTSPOTS – SUCH AS WINERIES, BREWERIES, RESTAURANTS, ART & MUSIC VENUES, HIKING & BIKING & KAYAKING SPACES.
- TRAVEL ITINERARIES CRAFTED BY A PERSONAL CONCIERGE.

#### community

- BIMONTHLY CHEF POP-UP DINNERS FOR TOWNIES AND OUT-OF-TOWNSMEN ALIKE.
- UTILIZATION OF LOCAL INFRASTRUCTURE FOR THIRD-PARTY OPERATIONAL NEEDS.
- RETAIL LOCAL MAKER PRODUCTS WITH CUSTOM BRANDED SELECTIONS.
- FURNISH A REGIONAL GETAWAY & HIGHLIGHT EMERGING COMMUNITIES.

# THE PROMISE



©2023 White Squirrel Holdings, LLC

# FOUNDERS



LISEL MORRIS

*"You never change things by fighting the existing reality. To change something, build a new model that makes the existing model obsolete."*

*- Buckminster Fuller*

- MBA, University of Colorado Boulder
- Director of Branding + Strategic Projects, AMS Hospitality, LLC
- Director of Investor Relations, The Allen Morris Company
- Analyst, Equity International
- Farmhand – France, Ireland, Italy



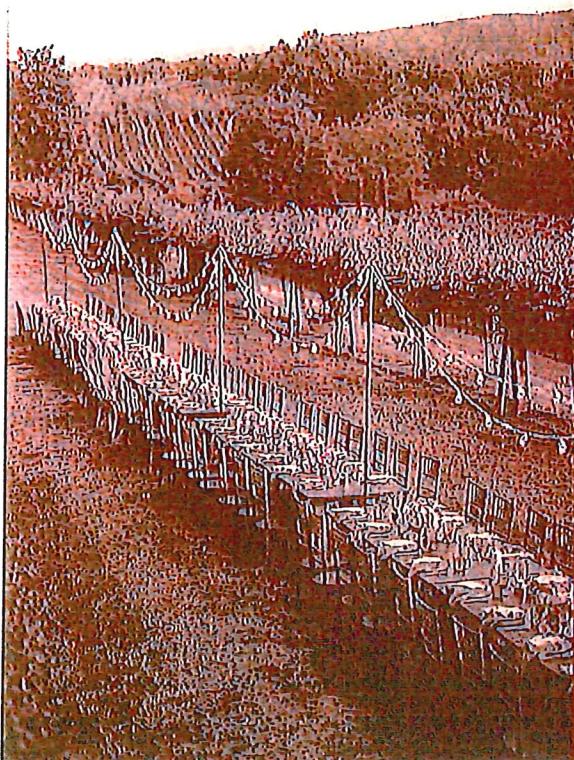
MOLLY MILLER

*"There's a time when a man needs to fight and a time when he needs to accept that this his destiny's lost, the ship has sailed and that only a fool will continue. The truth is I've always been a fool."*

*- Edward Bloom, Big Fish*

- MBA, Texas Christian University
- Founder, Molly C. Miller, Inc.
- Director of Concept Development, Rockbridge Hospitality Mgmt
- Director of Creative Development, Ford Fry Restaurants
- Director of Concept Development, Makeready Experience

# ROLES & RESPONSIBILITIES



## CHAOS CONTROLLERS

Managing all consultants, contractors and third-party vendors throughout the entire design & development process to agree with the owners' vision.

## BUDGET PROTECTORS

Construct and oversee the development and preopening budgets for all project types.

## BRAND CREATORS & CLARIFIERS

Ensure all aspects of design, brand and development align with the approved concept.

## DETAIL DETECTIVES

Yes, the big idea is important — but it's the calculated finer motions that set up a home run.

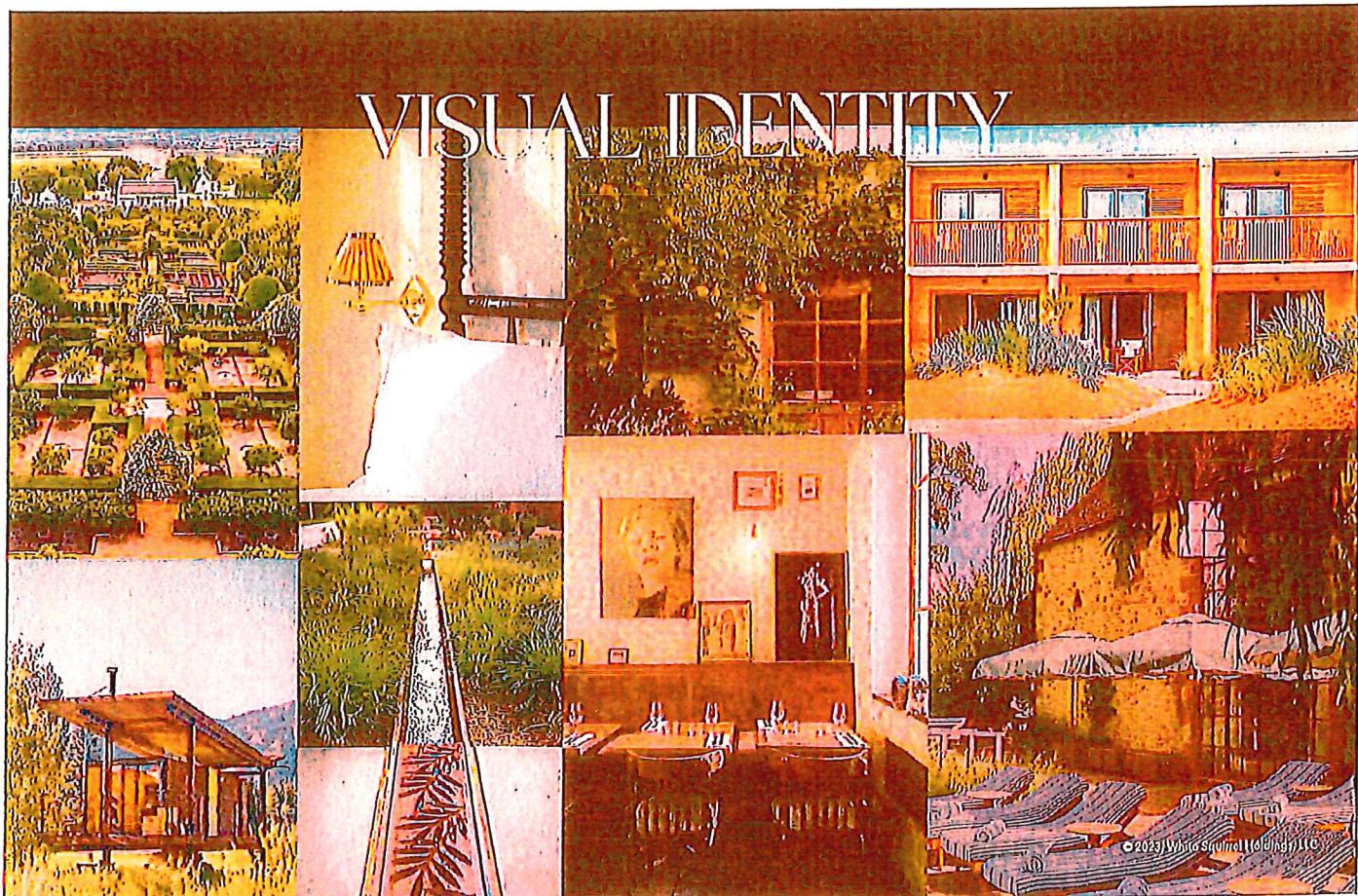
## SYNERGY LEADERS

Provide and attune communication tools to encourage collaboration among all third-party affiliates.

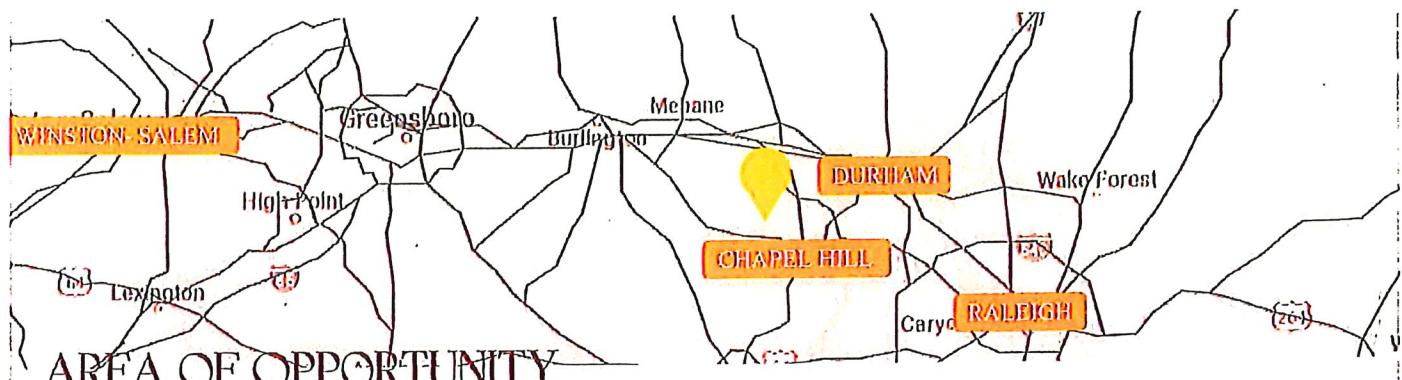
## OPERATIONAL OVERSIGHT

Review all drawings during development to ensure operational maintenance and use is considered at every level.

# VISUAL IDENTITY



©2023 White Stork (Beijing) LLC



## AREA OF OPPORTUNITY

### WINSTON-SALEM

1.15 hr Drive

- Tourism increased 19% from 2021 to 2022
- Home to 3 4-year Colleges
- Median Age: 35.9
- Population: 246K
- Median Household Income: \$47K
- Reasons to Visit:
  - Museums
  - Shopping
  - Craft Breweries
  - Restaurants

### CHAPEL HILL

15 min Drive

- Tourism spend up 21% from 2021 to 2022
- Home to UNC Chapel Hill
- Median Age: 25.2
- Population: 62K
- Median Household Income: \$77K
- Reasons to Visit:
  - Rock-climbing
  - Hiking
  - Craft Breweries
  - "America's Fullest Small Town" by Bon Appétit

### DURHAM

26 min Drive

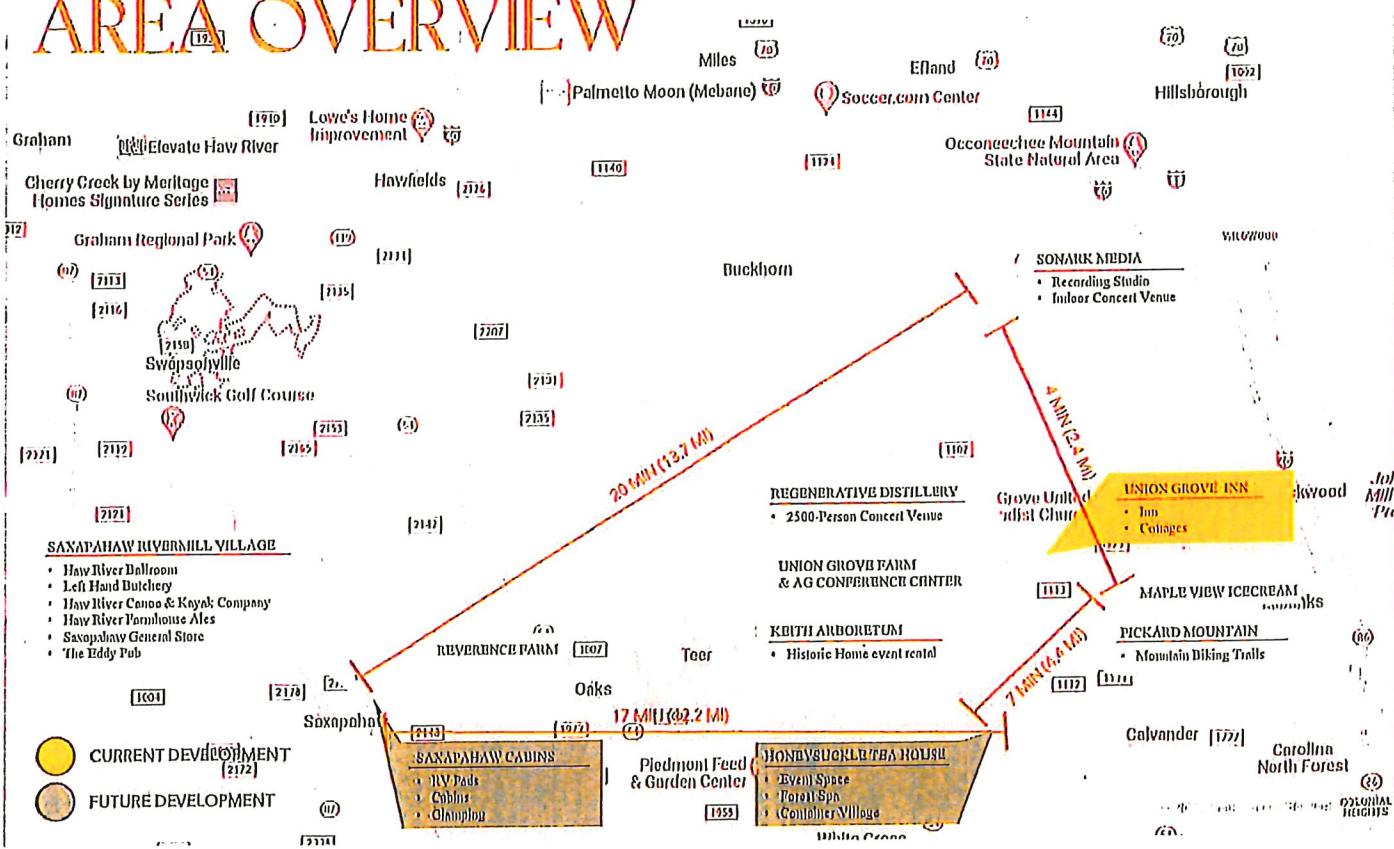
- Tourism spend up 23% from 2021 to 2022
- Home to Duke University, North Carolina Central University, Durham Technical Community
- Median Age: 34.1
- Population: 207K
- Median Household Income: \$62K
- Reasons to Visit:
  - "City of Medicine"
  - #2 on "Best to Live in the US"
  - Live Music Scene

### RALEIGH

42 min Drive

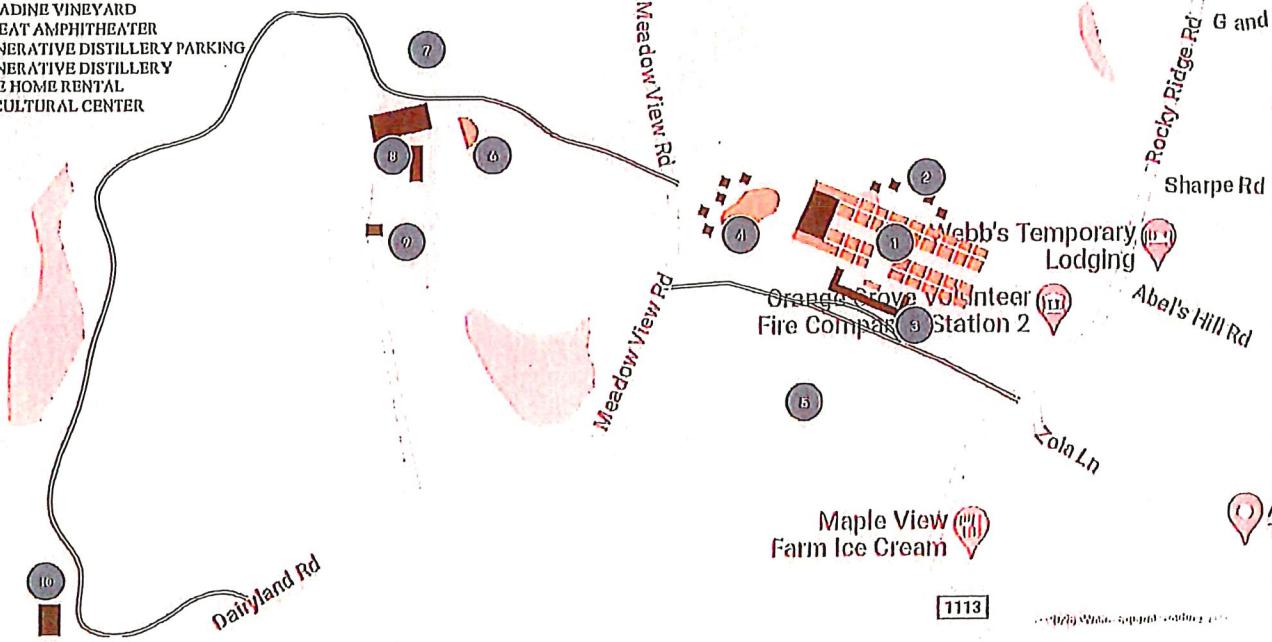
- Tourism spend up 13% from 2021 to 2022
- Home to North Carolina State University, Meredith College, Shaw University, + more...
- Median Age: 34
- Population: 471K
- Median Household Income: \$70K
- Reasons to Visit:
  - Museums & Art
  - Outdoor activities
  - Historic Sites

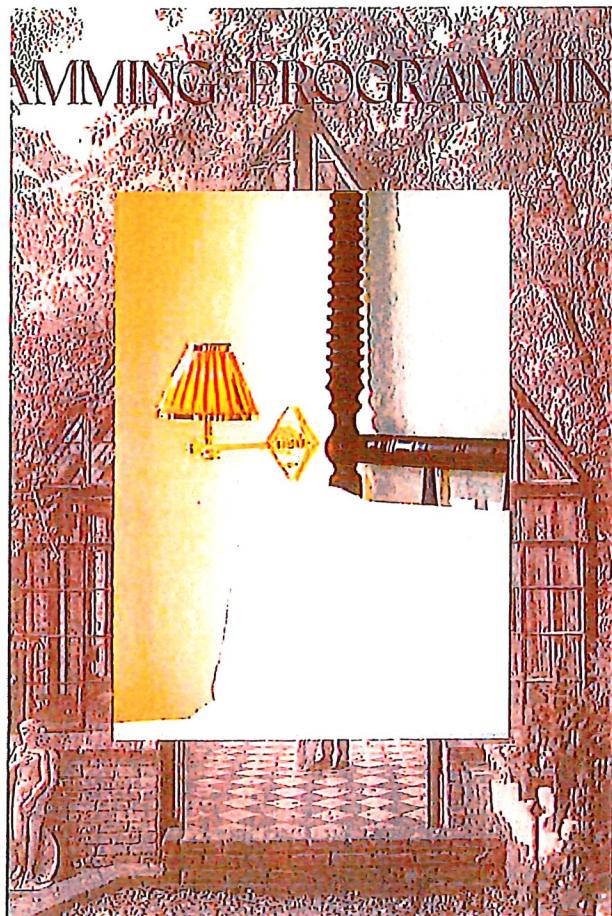
## AREA 12 OVERVIEW



# UNION GROVE INN MASTER PLAN

1. 3-ACRE CULINARY GARDEN & 2000 SF PAVILION
2. 5 GARDEN COTTAGES
3. 25 KEY JNN
  1. 70 SEAT RESTAURANT
  2. OUTDOOR POOL & BAR
  3. 1000 SF EVENT SPACE
4. 5 LAKE COTTAGES
5. MUSCADINE VINEYARD
6. 2500 SEAT AMPHITHEATER
7. REGENERATIVE DISTILLERY PARKING
8. REGENERATIVE DISTILLERY
9. SABYE HOME RENTAL
10. AGRICULTURAL CENTER





## PROGRAMMING PROGRAMMING PROGRAM

### Two-story Inn with 25 rooms

16-Acres  
13 Standard King  
11 Double King  
1 Hospitality Suite  
700 SF Fitness Center

### 2 Executive Boardrooms

200 SF Signature Boardroom  
315 SF Garden Room

### 5 Garden Cottages

4150 SF Bedrooms/Kitchens  
1 Three-bedroom w/ Kitchen

### Restaurant & Coffee Shop

3600 Total SF  
70 Seats  
1100 SF Kitchen

### Outdoor Pool

1030 SF Water Surface  
1200 SF Pool Deck

### Three-Acre Culinary Garden

2000 SF Garden Pavilion

### Two-Acre Lake

Water Reservoir  
Garden Inlet

© 2013 White Mountain Lodges



## LOCAL PARTNERS



**Greg Bohlen**  
Union Grove Farm  
Land Owner  
Hotel Investor



**Jeff Fisher**  
Honeysuckle  
Land Owner  
Management Coinvestor



**Svetlana Fisher**  
Honeysuckle Teahouse  
Land Owner  
Management Capartner



**Meredith Sabye**  
Union Grove Farm  
Land Owner



**Suzanne Karreman**  
Dairy Farm  
Land Owner



**Steven Raets**  
Sonark Media  
Land Owner

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These materials outline a proposed investment that will be highly speculative and involve a high degree of risk; it will be suitable only for investors who have no need for liquidity in this investment and can afford to lose their entire investment. Prospective investors should perform a detailed, independent investigation of the merits and risks described herein as well as an analysis of the sponsors of this investment and their plans for executing the business plans contained herein. Prospective investors are encouraged to seek independent professional advice.

These materials do not constitute a general offer or a solicitation of offers to sell and/or buy any securities. A sale of securities or acceptance of an offer to buy securities shall only be made to certain persons who satisfy strict requirements of suitability and who have the opportunity to review all relevant documents regarding this transaction.

These materials and various projections, forecasts, predictions or statements contained herein may use words such as "will," "may," "could," "anticipate," "believe," "estimate," "intend," "expect" — or other words of similar meaning — to frame forward-looking statements. Such statements reflect the current views of the individuals who prepared these materials and are based on their beliefs and assumptions as of the date made. These statements are subject to known and unknown risks and uncertainties that may cause actual results, performance or achievements to be materially different from those expressed in or implied by these materials.

Date: November 2023



ATTACHMENT B

## **Menu of Proposed Experiences at Union Grove Farm**

This is a menu of proposed experiences that will be available at Union Grove Farm [UGF], along with the Center for Regenerative Agriculture at Union Grove Farm. All of these activities are on farm experiences – either through direct engagement, education classes and tours, or enjoying the regenerative food we grow on our farm and vineyard.

### **ON UNION GROVE FARM**

#### **Farm-to-Table Dinner**

Guests can join us for an edible conversation between a regenerative farm, a chef, and the community, focused on sustainable food. Our Farm-to-Table Dinner series starts with a cohort of world-class chefs and a seasonal, sustainably grown palette of fruits, vegetables, herbs, berries, and flowers. By bringing these culinary artists back to the source, we give our guests an opportunity to connect with new regeneratively grown ingredients from Union Grove Farm [regenerative lamb, grapes or from our garden] or other local sustainable farms, learn first-hand the value of regenerative agriculture to our food and to the planet, along with discovering the rewards of relationship with the land.

#### **Tasting Picnic Tours**

The Tasting Picnic Tour includes an educational regenerative farm tour with full tasting picnic at the end. Our guests will enjoy regeneratively grown ingredients from Union Grove Farm or other local sustainable farms, learn first-hand the value of regenerative farming to our food and to the planet and discover the rewards of relationship with the land.

#### **UGF Farm Stand**

Our Farm Stand will offer a variety of Union Grove Farm or local regenerative, organic fruits and vegetables, artisan bread and tortillas, bulk organic pantry and sustainable house care products, organic seedlings and kids gardening tools. Even pick up some of our UGF swag.

#### **Working Farm Day**

During this 4-hour regenerative farm experience, we will be getting our guests' hands dirty. They will put up temporary fences, move structures that go with the sheep herd, and help move the sheep herd. We will also visit and move the chickens, be led through a pasture walk discussing the use of livestock to heal and improve the soil, life in the soil, use of cover crops, and share additional information on methods used on the farm to achieve our regenerative farm goals.

#### **Working Farm Day: Equipment Use**

During this 6-hour educational experience, our guests' participate in regenerative farming techniques to experience its benefits. They will be getting their hands dirty, learning about

and using equipment from our regenerative farm, focused on leaving the land better than we found it.

#### **Sheep Herding Experience**

Every other Saturday, we currently offer guests to join us on the beautiful green pastures at Union Grove Farm and Vineyard and meet our 300 Katahdin sheep and experience herding them during our pasture rotation. They learn about holistic grazing management and why sheep are foundational to successful regenerative farming.

#### **Bee Cruise**

Our guests buzz around the farm in an off-road cart with a beekeeper learning about our unique pollination program and the essential role all pollinators play in regenerative agriculture, cover crops and on our working regenerative vineyard. Guests will taste award-winning honey and learn new and interesting ways to help save our bees!

#### **Guided Apiary Tour**

Go behind the scenes with our beekeeper on a private guided tour of Union Grove Farm's apiaries! Don your very own beekeeping suit, take a selfie, and get ready to fire up the smoker. Guests will get the chance to open a live beehive, experience what it's like to be a beekeeper, and taste our award-winning honey right out of the hive.

#### **Guided Hike OR Mountain Bike Tour**

With six miles of trails and a wealth of local flora and fauna, our guests can explore the pristine beauty of Union Grove's forests and vineyards on one of our guided hikes or mountain bike tours—or discover it on your own. Guides will help raise awareness of your surroundings and reveal much of what the forest and regenerative vineyard have to offer.

### **AT THE CENTER FOR REGENERATIVE AGRICULTURE AT UNION GROVE FARM**

#### **Center for Regenerative Agriculture at UGF: Event Venue**

Whether guests are planning a one-day retreat for 150, or a multi-day event for 20, we help them curate a unique meeting in a peaceful, regenerative farm setting. With access to a variety of indoor and outdoor meeting spaces and opportunities to spend time on the land and with each other, with a range of farm experiences and activities. From guided walks to soil kit experiences, regenerative farm tours, sheep herding experiences, evening parties on the lawn with regenerative wine tastings and sustainable cooking classes to include food grown on our farm [regenerative lamb/grapes/in season garden vegetables], our goal is to get people out on the land, learning about regenerative agriculture and enjoying nature and each other.

#### **Regenerative Farm and Vineyard Tours**

We currently offer these tours every other Saturday from our CRA at Union Grove Farm. We take our guests on a journey through a working vineyard focused on growing our seedless Muscadine table grapes with sustainable and environmentally friendly farming. They experience how the vineyard operates using holistic regenerative practices with cover crops, composting and vermicomposting, and livestock to promote soil health, biodiversity, and capture carbon to grow healthy grapes and build the soil for future generations.

#### **Regenerative Agriculture Fundamentals**

We already provide this course through some of our agriculture partners [ie, Caroline Farm Stewardship Association]. In a 1-2-day course, our attendees learn the fundamental concepts of regenerative agriculture, tour our farm to experience and learn how we are successfully farming with regenerative agriculture practices, with cover crops, composting and vermicomposting, and livestock to promote soil health, biodiversity and grow more nutrient dense food. [This course includes both in class and on farm education.]

#### **Regenerative Grape Growing Immersion**

Whether for wine or table grapes, regenerative grape growing is a dynamic approach that at its core is about profitably farming in alliance with the ecosystem. Holistic regenerative land practices provide a framework that guides short and long-term decisions to ensure healthy profits, communities, and land. Facilitated by Understanding Ag, this two-day on farm immersion will lead participants to a deeper understanding of the practical and economic benefits of partnering with nature to regeneratively farm. [This course includes both in class and on farm education.]

#### **Intro to Permaculture**

Learn the fundamental concepts of permaculture through experiencing our working regenerative farm. Attendees will experience the theory put into practice: the approach to land management and settlement design that adopts arrangements observed in flourishing natural ecosystems. We focus on a set of design principles derived using whole systems thinking. It applies these principles in regenerative agriculture, town planning, rewilding, and community resilience. [This course includes both in class and on farm education.]

#### **Climate Farm School**

This course theme is 'financing regenerative agriculture'. This course will feature guest speakers and dedicate discussion time for delving into topics related to human, natural, investment, and philanthropic capital needed to support a transition to climate-resilient, equitable regional food systems.

#### **Younger Kids Farm Tour**

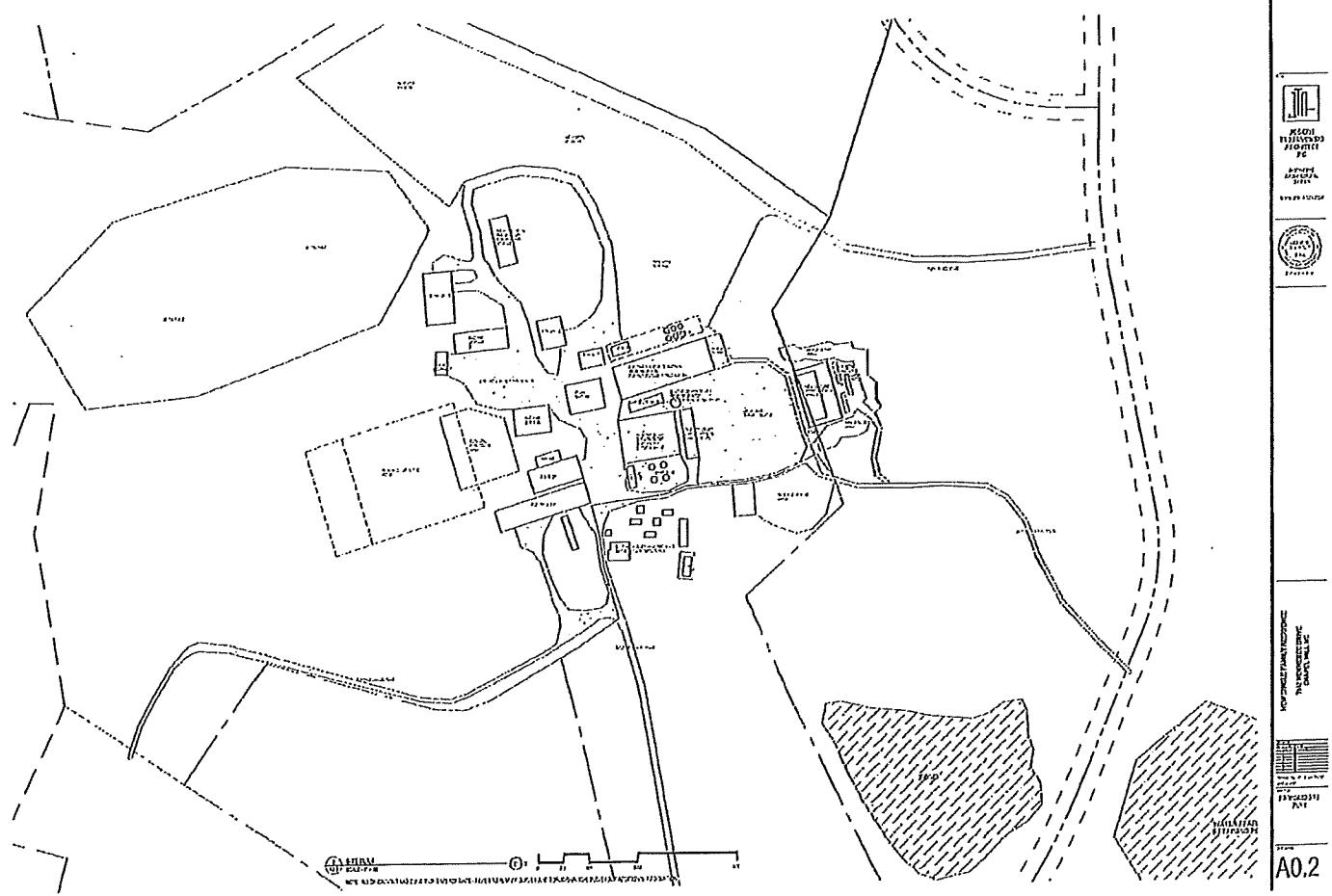
Parents and children together will experience a beautiful piece of land in the Orange County area of North Carolina. Young children can experience and learn where their food comes from while moving around in a beautiful natural setting with animals, forests,

pastures, ponds, and rivers. This 1-hour experience is great for families with young children. It is about interactive experiences and movement in nature for those that might have shorter attention spans.

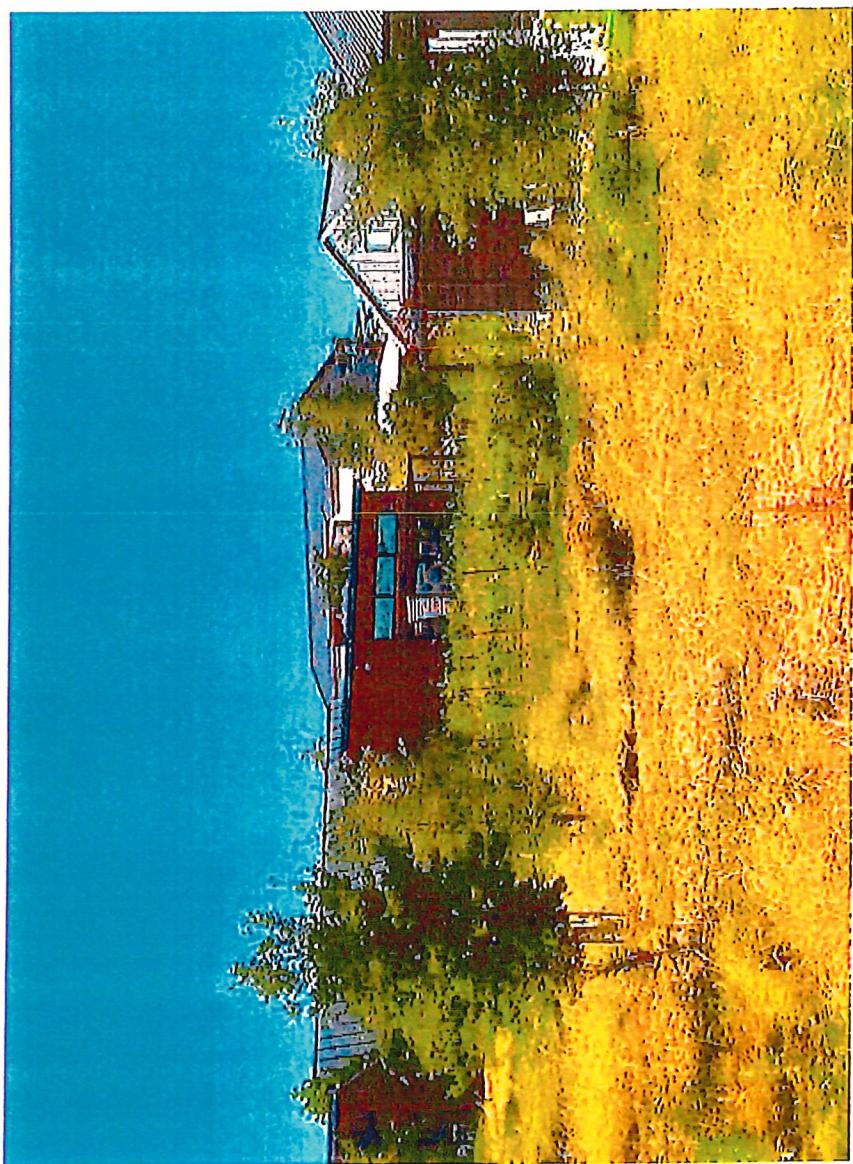
#### **Older Kids Farm Tour**

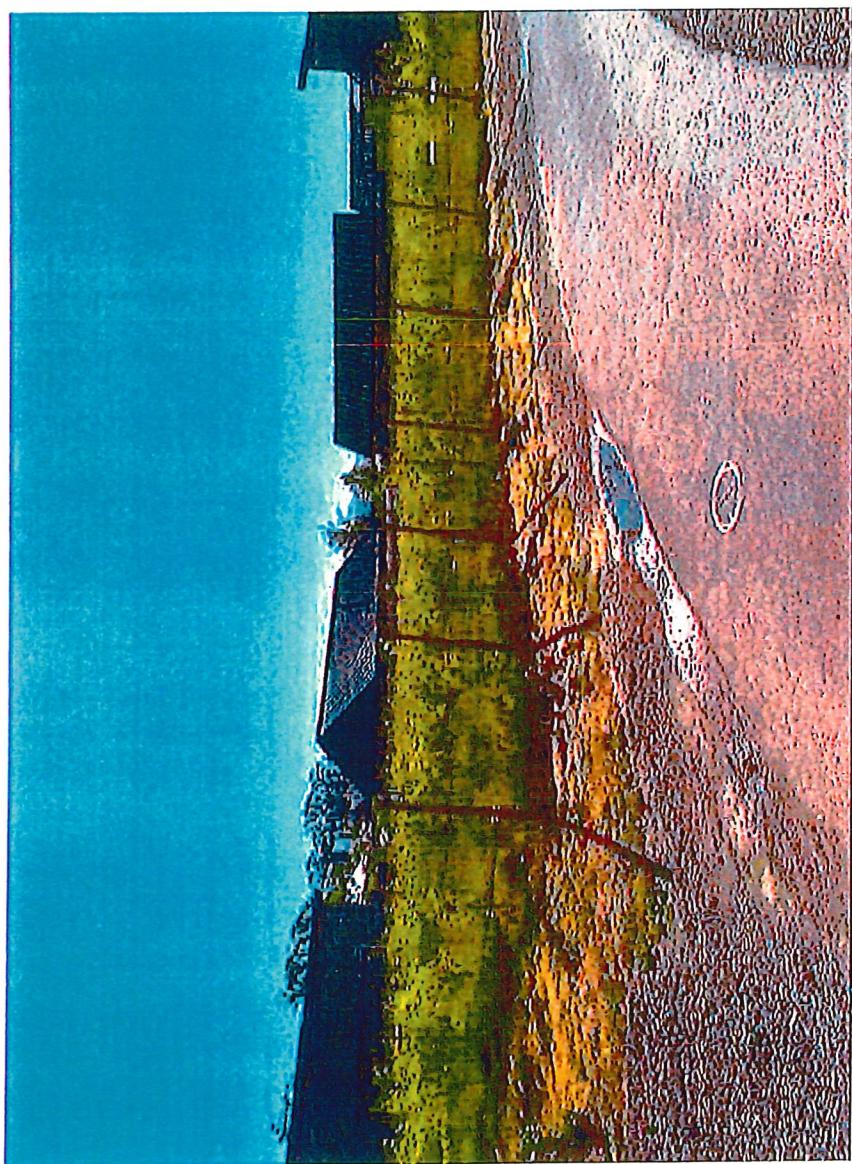
Join with other kids on a beautiful piece of land in the Piedmont area of North Carolina. Older children can experience and learn where their food comes from while moving around in a beautiful natural setting with animals, forests, pastures, ponds, and rivers. On this 1 1/2-hour tour you will see the sheep herd and chickens. You will walk through the barn and see the equipment used on the farm and be led through a pasture walk discussing the use of livestock to heal and improve the soil, life in the soil, and use of cover crops. A tour and discussion of the family garden can be included if there is interest.

ATTACHMENT C



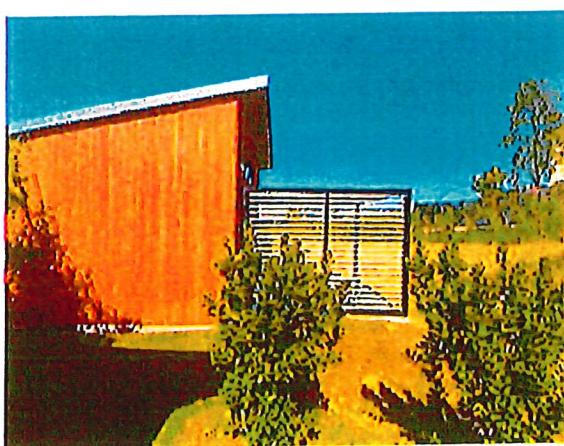
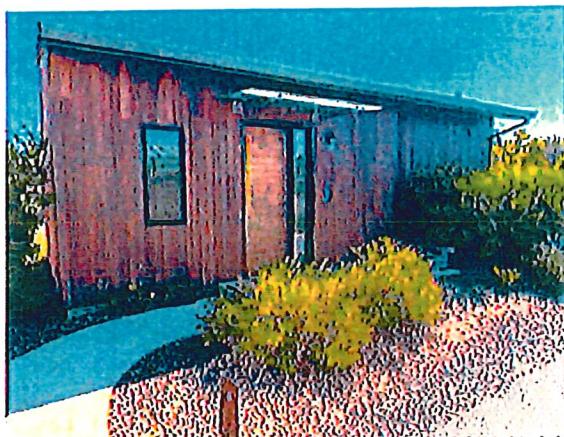
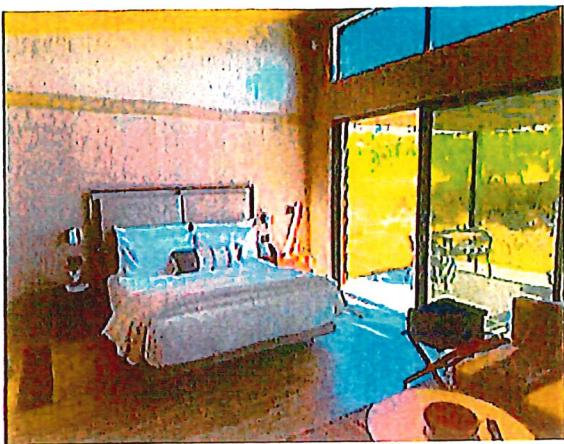
ATTACHMENT D







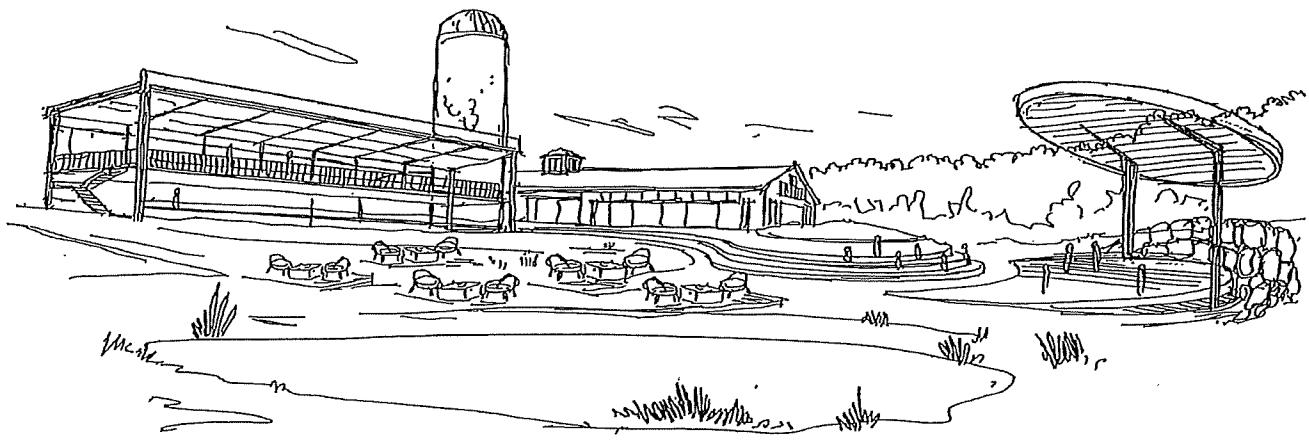




ATTACHMENT E

## Distillery / Venue

Site Concept Sketch



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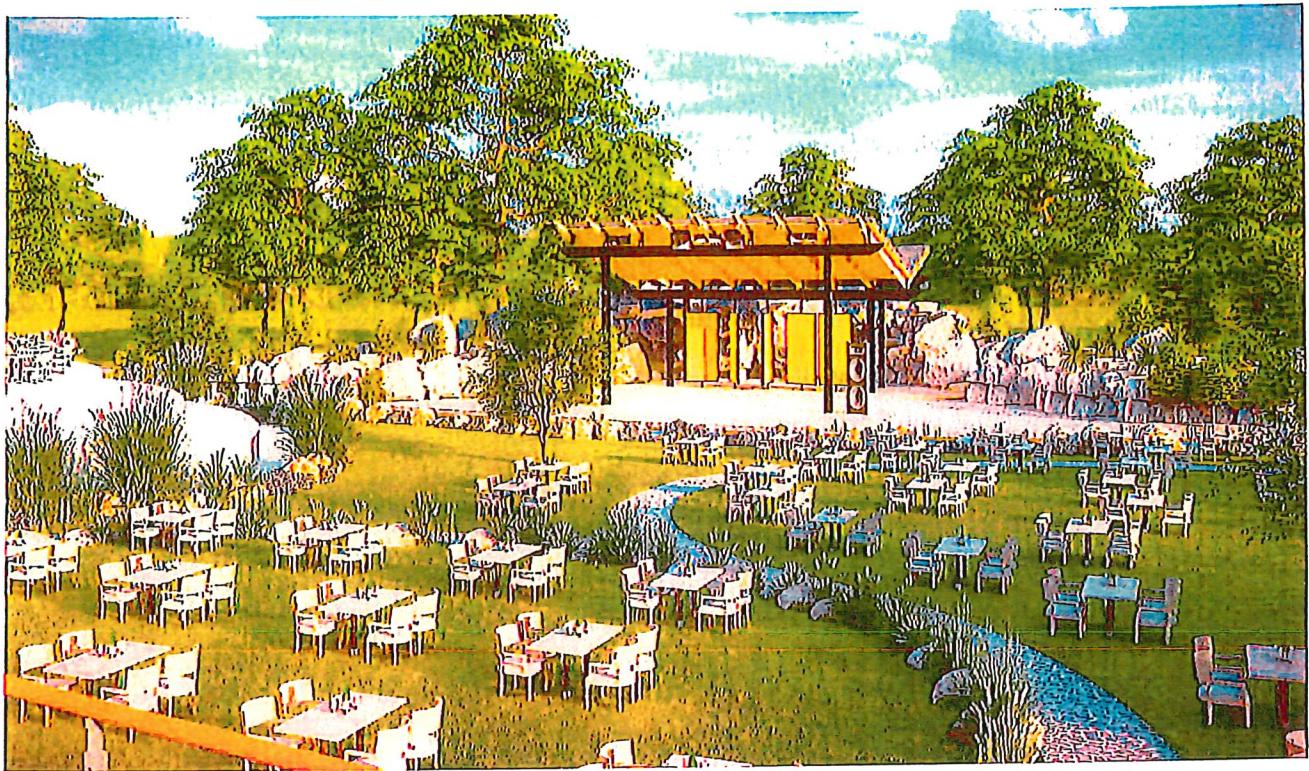
PREPARED FOR  
Union Grove Farm

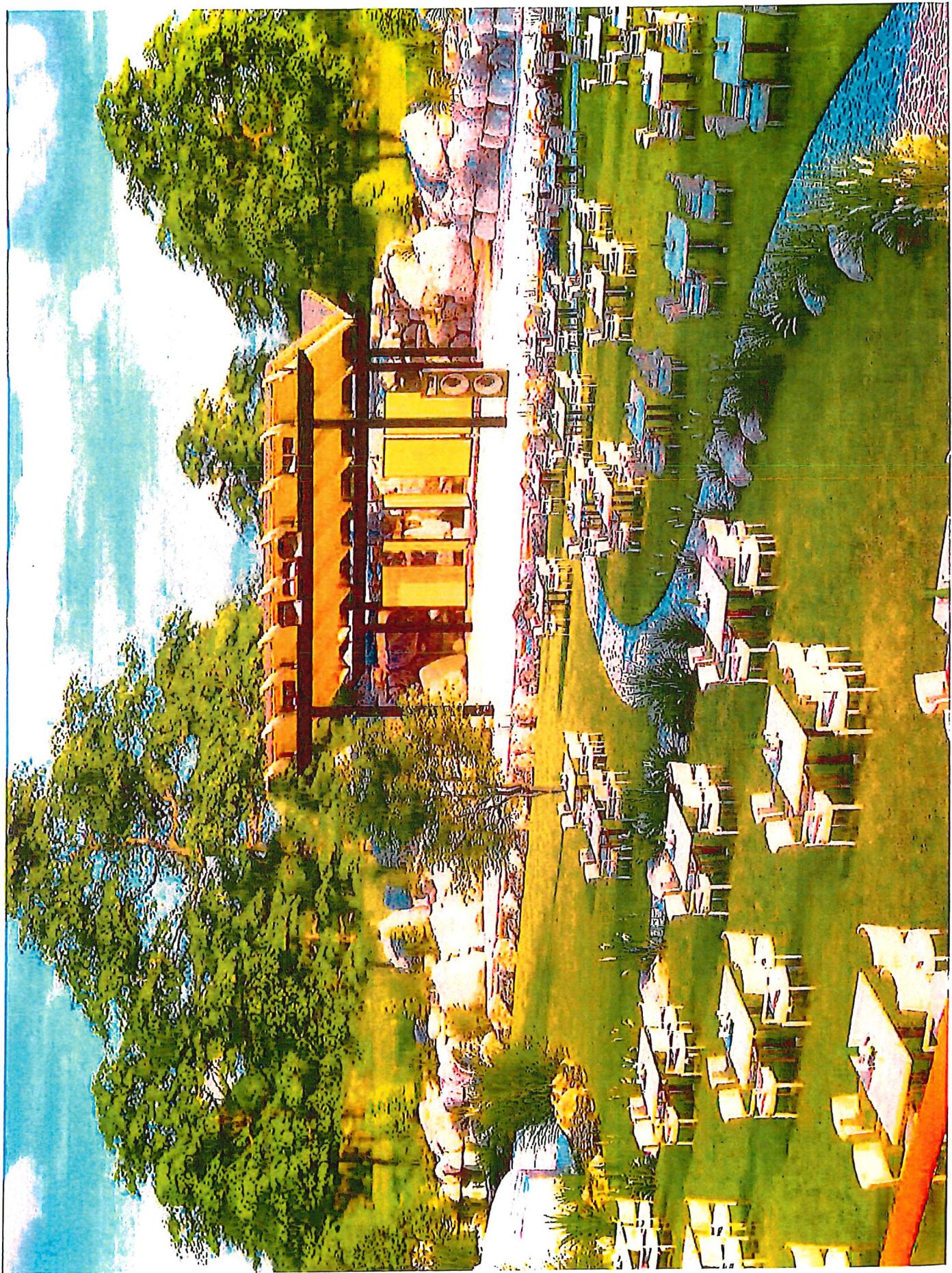
PREPARED BY  
Mainland Creative

PRESENTED ON  
Thursday May 16th, 2024

ATTACHMENT F











## EXHIBIT 4



**Orange County Planning & Inspections Department**  
131 W. Margaret Lane, Suite 200, Hillsborough, NC 27278  
919-245-2575 or [planningapps@orangecountync.gov](mailto:planningapps@orangecountync.gov)

### Appeal of Interpretation and Variance Application

Please check all applicable boxes and complete the required documentation. Additional information and submittal requirements are contained in Sections 2.10 and 2.11 of the Unified Development Ordinance (UDO). If completing by hand, please use black or blue ink.

\* Please fill out all required fields

**Request:**  Appeal of Interpretation  Variance

Date: July 2, 2025

#### Contact Information\*

**Property Owner(s):** See Attachment 1

**Mailing Address:** c/o The Brough Law Firm, PLLC, 1526 E. Franklin St., Ste 200, Chapel Hill, NC 27514

**Phone:** 919-929-3905 **Email:** hornik@broughlawfirm.com

**Applicant** (if different than property owner): Same; See Attachment 1

**Mailing Address:** Same; See Attachment 1

**Phone:** \_\_\_\_\_ **Email:** \_\_\_\_\_

**Agent:** Robert E. Hornik, Jr.

**Mailing Address:** 1526 E. Franklin St., Ste. 200, Chapel Hill, NC 27514

**Phone:** 919-929-3905 **Email:** hornik@broughlawfirm.com

**Law Firm Name:** The Brough Law Firm, PLLC

**Bar Number:** 23728

Note: Only attorneys are recommended to serve as agents during quasi-judicial hearings such as this request.

#### Property Information\*

**Parcel ID Number (PIN):** See Attachment 1

**Address:** \_\_\_\_\_

#### Appeal of Interpretation\*

**Matter BeingAppealed** (please select one)

Notice of Violation  Final and Binding Determination  Boundary Interpretation

Zoning Compliance Permit  Other Permit: \_\_\_\_\_

#### Variance\*

**Specific Unified Development Ordinance (UDO) Section(s) Requiring Variance:**

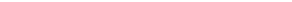
### **Certification and Signatures\***

Appeal of Interpretation Request

I, Bandi Farms II, LLC; Bandi Farms III, LLC; Harp of Grace, LLC; Eastover Organics LLC, have standing as described in Exhibit A and hereby appeal to the Board of Adjustment from an adverse decision of an Administrative Official of the Planning and Development Department of the County of Orange, North Carolina made on the 4th day of June, 2025 and attached as Exhibit B. I request an outcome as described in Exhibit C.1 and for the reasons stated in Exhibit C.2. If I intend to present any evidence, that evidence is listed in Exhibit D.

Variance Request

I, \_\_\_\_\_, have standing as described in Exhibit A and hereby request a variance from the UDO be granted by the Board of Adjustment from the UDO Sections listed above. I request a variance as described and for the reasons stated in Exhibit B. If I intend to present any evidence, that evidence is listed in Exhibit D.

STATEMENT BY APPLICANT: I certify that the information presented by me in this application is accurate to the best of my knowledge, information, and belief. 

**Owner Signature(s)**

7-3-25

Date

Applicant Signature (if different from owner)

12/2025

Date

**Exhibit A – Statement of Standing\***

I am the sole owner of the property subject to this application.

I have attached notarized letters authorizing this submittal from all entities or individuals with ownership rights to the property.

I would suffer special damages distinct from the rest of the community as follows:

The Property Owners identified on Attachment 1 are the owners of the parcels identified on Attachment 1. The Applicants have standing pursuant to N.C. Gen. Stat. 160D-1402(c)(1) as owners of the property subject of the decision being appealed.

## Appeal of Interpretation\*

**Exhibit B – Copy of Action BeingAppealed**

Please attach and label as "Exhibit B" the official document which you are appealing. The Board of Adjustments **DOES NOT** have jurisdiction over advisory opinions of Orange County Staff. Only a binding determination may be appealed. Such documents generally have the following words in all capital and in bold: **NOTICE OF VIOLATION, FINAL AND BINDING DETERMINATION, BOUNDARY INTERPRETATION, or ZONING COMPLIANCE PERMIT**. If you are unsure if a staff member's email or letter has binding force, please consider asking for clarification through a standalone document with one of those terms in bold before seeking an appeal.

### Exhibit C.1 – Requested Relief

I request that the determination, order, or permit attached as Exhibit B be vacated.

I request that the determination, order, or permit attached as Exhibit B be modified as follows:

The Applicants appeal the June 4, 2025 Final and Binding Determination only insofar as the Determination found that the proposed "Farm Stage" is a "principal use" and therefore is not a form of agritourism because "it is not incidental to the farm."

### Exhibit C.2 – Applicant Argument and Reasoning

A. N.C. Gen. Stat. 160D-903(a) defines "agritourism" as "any activity carried out on a farm. . . that allows members of the general public, for recreational, entertainment, or educational purposes to view or enjoy rural activities, including farming, ranching, historic, cultural, harvest-your-own activities, hunting, fishing, equestrian activities, or natural activities and attractions. A building or structure used for agritourism includes any building or structure used for public or private events, including, but not limited to weddings, receptions, meetings, determinations, of farm activities, meals, and other events that are taking place on the farm because of its farm or rural setting."

(See Attachment 1)

*(attach additional sheets as necessary)*

#### Variance\*

#### Exhibit B – Explanation of Hardship

To qualify for a variance, the applicant must make four showings. Please describe below how these will be made.

1. Unnecessary hardship would result from the strict application of the ordinance. (It is not necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.)

N/A

**2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography.** (*Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.*)

N/A

**3. The hardship did not result from actions taken by the applicant or the property owner.** (*The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.*)

N/A

4. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

N/A

(attach additional sheets as necessary)

**Exhibit D – Intended Evidence\***

I intend to make only arguments and no further evidence is expected to be necessary.  
 I intend to offer the following evidence:

I intend to introduce the following document and have attached it follows:

Exhibit #3 entitled: Spreadsheet

This is relevant to standards from Unified Development Ordinance (UDO) Sections: \_\_\_\_\_

It demonstrates that:

Intend to call the following as a lay witness:

Lay Witness #1 (name): Greg Bohlen

Their intended testimony has been included in an affidavit attached as Exhibit: \_\_\_\_\_

This witness has personal knowledge of and will testify about:

The proposed amphitheater use and examples of similar facilities in rural agricultural settings.

This testimony is relevant to standards from UDO Sections: N.C. Gen. Stat. 160D-903,  
regarding "agritourism" and "bona fide farms".

The testimony will demonstrate that:

The subject property is a "bona fide farm" and the proposed amphitheater qualifies as "agritourism."

**Intend to call the following as an expert witness:**

Expert Witness #1 (name): \_\_\_\_\_

Is being offered as an expert in:

They possess specialized knowledge in this field through the following training and/or experience:

They reviewed or examined the following data:

They used the following method of analysis when reviewing that data:

This expert opinion is relevant the standard at UDO Section: \_\_\_\_\_

It demonstrates that:

Their intended testimony has been included in an affidavit attached as Exhibit: \_\_\_\_\_

*(attach additional sheets as necessary)*

ATTACHMENT 1  
TO APPEAL OF INTERPRETATION  
DATE JUNE 4, 2025

Property Owners; Bandit Farms II, LLC  
Bandit Farms III, LLC  
Harper Grace, LLC  
Eastwest Organics LLC

Parcel ID Numbers; 9851-71-4716  
9851-81-3226  
9851-62-2001  
9851-50-8662

## **AFFIDAVIT IN SUPPORT OF APPEAL APPLICATION**

NOW COMES the Affiant, Greg Bohlen, who, being duly sworn, deposes and says as follows:

1. My name is Greg Bohlen and I am a member/manager of the limited liability companies identified as the Applicants in Attachment 1 to the Appeal of Interpretation Application (the "Appeal Application") to which this affidavit is attached. This affidavit is intended to provide a forecast of the evidence which the Applicants intend to present in support of their appeal.

2. Attached hereto as Exhibit 1 is the letter Applicants' attorney sent to Mr. Cy Stober dated March 21, 2025 requesting a Final and Binding Determination from the Planning Director regarding the Applicants' proposed use of the various parcels identified in Attachment 1 for "agritourism" purposes and requesting a determination that the various uses/activities proposed and itemized on the March 21<sup>st</sup> letter were considered "agritourism" and as such exempt from Orange County zoning regulations..

3. The Planning Director, Cy Stober, issued the Final and Binding Determination (the "Determination") on June 4, 2025. A copy of that Final and Binding Determination is annexed hereto as Exhibit 2. While Mr. Stober's Determination found that most of the activities/uses proposed did constitute "agritourism", Mr. Stober determined that the proposed amphitheater with 2500 person capacity "as presented and described is not a form of agritourism as it is not 'incidental' to the farm..."

4. The Applicants herein appeal only so much of Mr. Stober's Determination as found that the "farm stage" (amphitheater) portion of the property does not constitute "agritourism" but rather is a principal use distinct from the farm on the property. Applicants' appeal is limited to this issue.

5. In support of the Appeal Application, the Applicants rely on the letter and attachments submitted to Mr. Stober on March 21, 2025 (Exhibit 1) and incorporate those documents herein by reference.

6. The Applicant also attach hereto as Exhibit 2 a spreadsheet of various farm/events center in North Carolina and elsewhere showing that many farms/event centers have events which hundreds and thousands of people attend on the farm for activities such as music festivals, corn mazes, conventions, celebrations and similar events.

7. The Applicants submit that their proposed "farm stage" (amphitheater) is similar to many of the facilities listed on the spreadsheet (Exhibit 2), and that as proposed, the "farm stage" (amphitheater) falls within the definition of "agritourism" found in N.C. Gen. Stat. § 160D-903.

8. The Applicants intend to provide greater detail and testimony in support of their appeal at the hearing to be conducted by the Board of Adjustment.

FURTHER AFFIANT SAITH NOT.

This the 2<sup>nd</sup> day of July, 2025.

Greg Bohlen

Orange County, North Carolina

Sworn to and subscribed  
before me this 2 day  
of July, 2025.

My commission expires: 04.25.2026

(Official Seal)

