

STATE OF NORTH CAROLINA  
ORANGE COUNTY

IN THE GENERAL COURT OF JUSTICE  
SUPERIOR COURT DIVISION  
25CV002097-670

TRIANGLE LAND CONSERVANCY

Plaintiff,

v.

UNION GROVE FARM, INC.; BANDIT  
FARMS II, LLC; BANDIT FARMS III, LLC;  
EASTWEST ORGANICS, LLC; HARPER  
GRACE, LLC; MEREDITH G. SABYE

Defendants.

**MOTION TO COMPEL COMPLIANCE  
WITH SUBPOENAS**

Defendant Union Grove Farm, Inc. (“Union Grove Farm”), by and through undersigned counsel, hereby moves the Court for an order compelling Amy Cannon, Derb Carter, Jefferson Holt, Lynne Jaffe, Susan Walser, and Tamara Sheldon (individually, a “Neighbor” and collectively, the “Neighbors”) to comply with the subpoenas *duces tecum* issued to them in this action. In support of this Motion, Union Grove Farm states as follows:

1. Plaintiff Triangle Land Conservancy (“TLC”) filed its Complaint in this action in Orange County Superior Court on August 15, 2025. TLC is a North Carolina non-profit that operates primarily for conservation purposes. Compl. ¶ 12.

2. Union Grove Farm is one of several defendants in this case that own property in Orange County subject to a conservation easement held by TLC (the “Conservation Easement”). TLC has alleged in this litigation that Union Grove Farm breached the Conservation Easement based on alleged road construction on property subject to the Conservation Easement (the “Property”). TLC also seeks declarations that the defendants may not construct an amphitheater, farm stage, or similar structure anywhere on the Property.

3. Union Grove Farm<sup>1</sup> filed related counterclaims against TLC for breach of contract based on TLC's agreement to amend the Conservation Easement and subsequent refusal to honor that agreement. Specifically, TLC previously agreed in writing to expand the "Farm Operations Envelope," a section of the Property in which the defendants have increased construction and development rights, thereby expanding the footprint where the defendants can build certain structures.

4. The Neighbors are property owners and residents in the vicinity of Union Grove Farm and the Property who have publicly expressed opposition to what they believe to be Union Grove Farm's plans for its property.

5. Some of the Neighbors are believed to be founders, affiliates, or supporters of a local community group "Defend Maple View," which was apparently formed for the purpose of mounting a public, coordinated opposition to Union Grove Farm.

6. Each Neighbor was served with a substantively identical subpoena seeking documents and communications related to the claims and counterclaims in this litigation. A true and accurate copy of each subpoena is attached hereto as **Exhibit A** (the "Subpoenas").

7. The Subpoenas generally seek:

- a. Documents and communications regarding Union Grove Farm, the property where it operates, or its founder, Greg Bohlen that were exchanged between the subpoena recipient and
  - i. TLC;
  - ii. Defend Maple View or its members;
  - iii. Property owners or residents within a three-mile radius of Union Grove Farm;
  - iv. Any journalist, media organization, or reporter; or
  - v. Any Orange County official or employee.

---

<sup>1</sup> Defendants Bandit Farms II, LLC and Bandit Farms III, LLC are also parties to Union Grove Farm's counterclaim.

b. Documents and communications reflecting or related to any monetary contribution made by the subpoena recipient to TLC, Defend Maple View, or any other group or organization that has expressed opposition to Union Grove Farm, its current or proposed operations, or Greg Bohlen;

c. Any other documents in the subpoena recipient's possession that relate to, discuss, or reference Union Grove Farm, the property where it operates, or Greg Bohlen.

8. On January 13, 2026, counsel for the Neighbors provided objections to the subpoenas via letter. A true and accurate copy of the January 13, 2026 letter is attached hereto as

**Exhibit B.**

9. Counsel for Union Grove Farm and counsel for the Neighbors participated in two phone conferences on January 22, 2026 and February 9, 2026 for purposes of discussing the substance of the Neighbors' objections to their respective Subpoenas. Following these phone conversations, counsel for the parties continued to exchange written correspondence regarding the Subpoenas and the Neighbors' objections. A true and accurate copy of this written correspondence is attached hereto as **Exhibit C.**

10. Despite multiple discussions, counsel for the Neighbors ultimately stated on March 18, 2026 that the Neighbors intend to stand on their objections.

11. Counsel for Union Grove Farm responded asking again that the Neighbors comply with the Subpoenas and offered not to file this Motion if the Neighbors would cooperate with producing emails and text messages responsive to the Subpoenas. Counsel for the Neighbors did not respond.

12. To date, despite Union Grove Farm's attempts to resolve this dispute in good faith without court intervention, none of the Neighbors have provided any document in response to their respective Subpoenas.

13. The Subpoenas seek information and documents that are relevant to TLC's claims for declaratory judgment regarding the meaning of the Conservation Easement terms, as well as

Union Grove Farm's breach of contract counterclaim based on TLC's agreement to amend the terms of the Conservation Easement and subsequent denial that such an agreement had ever existed. Union Grove Farm expects that the documents responsive to the Subpoenas will establish that TLC has manufactured conflicting "beliefs" as to the meaning of the Conservation Easement's terms due to public pressure put on TLC by members of the community surrounding Union Grove Farm, including the Neighbors, who intend to interfere with Union Grove Farm's plans for its property.

14. Union Grove Farm expects that responsive documents will consist primarily of emails and text messages, which are neither costly nor burdensome to produce. Although the Neighbors have repeatedly raised burdensomeness objections, they have not articulated any specific basis for that objection.

WHEREFORE, Union Grove Farm respectfully requests that the Court grant its Motion to

Compel and:

1. Require the Neighbors to produce all documents responsive to their respective Subpoenas; and
2. Award Union Grove Farm its reasonable expenses incurred in making this Motion, including its attorneys' fees.

This the 7<sup>th</sup> day of May 2026.

WYRICK ROBBINS YATES & PONTON LLP

/s/ Mary Kate Gladstone

Samuel A. Slater (NC Bar 43212)

[sslater@wyrick.com](mailto:sslater@wyrick.com)

Mary Kate Gladstone (NC Bar 58161)

[mgladstone@wyrick.com](mailto:mgladstone@wyrick.com)

4101 Lake Boone Trail, Suite 300

Raleigh, North Carolina 27603

Telephone: 919-781-4000

Facsimile: 919-781-4865

*Attorneys for Union Grove Farm, Inc.; Bandit Farms II LLC; Bandit Farms III, LLC; and Harper Grace, LLC*

**CERTIFICATE OF SERVICE**

The undersigned hereby certifies that a copy of the foregoing **MOTION TO COMPEL COMPLIANCE WITH SUBPOENAS** was served this day upon the following counsel of record via the Court's electronic filing and service system and upon counsel for the Neighbors via email:

Catherine H. Hill  
Robin L. Tatum  
Smith, Anderson, Blount, Dorsett, Mitchell & Jernigan, LLP  
[chill@smithlaw.com](mailto:chill@smithlaw.com)  
[rtatum@smithlaw.com](mailto:rtatum@smithlaw.com)  
*Attorneys for Triangle Land Conservancy*

Paul M. Dubbeling  
P.M. Dubbeling, PLLC  
[paul@pmdubbeling.com](mailto:paul@pmdubbeling.com)  
*Attorney for Meredith Sabye*

Anna Farmer  
Dogwood Legal, Inc.  
[farmer@annshylaw.com](mailto:farmer@annshylaw.com)  
*Attorney for EastWest Organics, LLC*

F. Bryan Brice, Jr.  
Andrew Shores  
Robert Lane  
[bryan@attybryanbrice.com](mailto:bryan@attybryanbrice.com)  
[drew@attybryanbrice.com](mailto:drew@attybryanbrice.com)  
[robert@attybryanbrice.com](mailto:robert@attybryanbrice.com)  
*Attorneys for Amy Cannon, Derb Carter, Jefferson Holt,  
Lynne Jaffe, Susan Walser, and Tamara Sheldon*

This the 7<sup>th</sup> day of May 2026.

WYRICK ROBBINS YATES & PONTON LLP

/s/ Mary Kate Gladstone  
Mary Kate Gladstone

STATE OF NORTH CAROLINA

File No.

25CV002097-670

ORANGE

County

In The General Court Of Justice

District  Superior Court Division

Triangle Land Conservancy

Additional File Numbers

VERSUS

Union Grove Farm, Inc.; Bandit Farms II, LLC; Bandit Farms III, LLC; Eastwest Organics, LLC; Harper Grace, LLC; Meredith G. Saybe

SUBPOENA

G.S. 1A-1, Rule 45; 8-59, -61, -63; 15A-801, -802

Party Requesting Subpoena

State/Plaintiff  Defendant

NOTE TO PARTIES NOT REPRESENTED BY COUNSEL: Subpoenas may be produced at your request, but must be signed and issued by the office of the Clerk of Superior Court, or by a magistrate or judge.

TO

Name And Address Of Person Subpoenaed

Amy Cannon  
3700 Dairyland Road  
Hillsborough, North Carolina 27278-7422

Alternate Address

Telephone No.

Telephone No.

YOU ARE COMMANDED TO: (check all that apply)

- appear and testify, in the above entitled action, before the court at the place, date and time indicated below.
- appear and testify, in the above entitled action, at a deposition at the place, date and time indicated below.
- produce and permit inspection and copying of the following items, at the place, date and time indicated below.
  - See attached list. (List here if space sufficient)

See Exhibit A attached.

Name And Location Of Court/Place Of Deposition/Place To Produce

Wyrick Robbins Yates & Ponton LLP  
4101 Lake Boone Trail, Suite 300  
Raleigh, North Carolina 27607

Date To Appear/Produce, Until Released

January 19, 2026

Time To Appear/Produce, Until Released

10:00

AM  PM

Date

December 29, 2025

Signature

Samuel A. Slater & Mary Kate Gladstone

Name And Address Of Applicant Or Applicant's Attorney

Samuel A. Slater & Mary Kate Gladstone  
Wyrick Robbins Yates & Ponton LLP  
4101 Lake Boone Trail, Suite 300  
Raleigh, North Carolina 27607

- Deputy CSC  Assistant CSC  Clerk Of Superior Court
- Magistrate  Attorney/DA  District Court Judge
- Superior Court Judge

Telephone No. Of Applicant Or Applicant's Attorney

(919) 781-4000

RETURN OF SERVICE

I certify this subpoena was received and served on the person subpoenaed as follows:

- By  personal delivery.  registered or certified mail, receipt requested and attached.
- telephone communication by Sheriff (use only for a witness subpoenaed to appear and testify).
- telephone communication by local law enforcement agency (use only for a witness subpoenaed to appear and testify in a criminal case).

NOTE TO COURT: If the witness was served by telephone communication from a local law enforcement agency in a criminal case, the court may not issue a show cause order or order for arrest against the witness until the witness has been served personally with the written subpoena.

I was unable to serve this subpoena. Reason unable to serve: \_\_\_\_\_

Service Fee \$

Paid  Due

Date Served

Name Of Authorized Server (type or print)

Signature Of Authorized Server

Title/Agency

NOTE TO PERSON REQUESTING SUBPOENA: A copy of this subpoena must be delivered, mailed or faxed to the attorney for each party in this case. If a party is not represented by an attorney, the copy must be mailed or delivered to the party. This does not apply in criminal cases.

AOC-G-100, Rev. 2/18

(Please see reverse side)

© 2018 Administrative Office of the Courts

EXHIBIT

A

**NOTE: Rule 45, North Carolina Rules of Civil Procedure, Subsections (c) and (d).**

**(c) Protection of Persons Subject to Subpoena**

- (1) **Avoid undue burden or expense.** - A party or an attorney responsible for the issuance and service of a subpoena shall take reasonable steps to avoid imposing an undue burden or expense on a person subject to the subpoena. The court shall enforce this subdivision and impose upon the party or attorney in violation of this requirement an appropriate sanction that may include compensating the person unduly burdened for lost earnings and for reasonable attorney's fees.
- (2) **For production of public records or hospital medical records.** - Where the subpoena commands any custodian of public records or any custodian of hospital medical records, as defined in G.S. 8-44.1, to appear for the sole purpose of producing certain records in the custodian's custody, the custodian subpoenaed may, in lieu of personal appearance, tender to the court in which the action is pending by registered or certified mail or by personal delivery, on or before the time specified in the subpoena, certified copies of the records requested together with a copy of the subpoena and an affidavit by the custodian testifying that the copies are true and correct copies and that the records were made and kept in the regular course of business, or if no such records are in the custodian's custody, an affidavit to that effect. When the copies of records are personally delivered under this subdivision, a receipt shall be obtained from the person receiving the records. Any original or certified copy of records or an affidavit delivered according to the provisions of this subdivision, unless otherwise objectionable, shall be admissible in any action or proceeding without further certification or authentication. Copies of hospital medical records tendered under this subdivision shall not be open to inspection or copied by any person, except to the parties to the case or proceedings and their attorneys in depositions, until ordered published by the judge at the time of the hearing or trial. Nothing contained herein shall be construed to waive the physician-patient privilege or to require any privileged communication under law to be disclosed.
- (3) **Written objection to subpoenas.** - Subject to subsection (d) of this rule, a person commanded to appear at a deposition or to produce and permit the inspection and copying of records, books, papers, documents, electronically stored information, or tangible things may, within 10 days after service of the subpoena or before the time specified for compliance if the time is less than 10 days after service, serve upon the party or the attorney designated in the subpoena written objection to the subpoena, setting forth the specific grounds for the objection. The written objection shall comply with the requirements of Rule 11. Each of the following grounds may be sufficient for objecting to a subpoena:
  - a. The subpoena fails to allow reasonable time for compliance.
  - b. The subpoena requires disclosure of privileged or other protected matter and no exception or waiver applies to the privilege or protection.
  - c. The subpoena subjects a person to an undue burden or expense.
  - d. The subpoena is otherwise unreasonable or oppressive.
  - e. The subpoena is procedurally defective.
- (4) **Order of court required to override objection.** - If objection is made under subdivision (3) of this subsection, the party serving the subpoena shall not be entitled to compel the subpoenaed person's appearance at a deposition or to inspect and copy materials to which an objection has been made except pursuant to an order of the court. If objection is made, the party serving the subpoena may, upon notice to the subpoenaed person, move at any time for an order to compel the subpoenaed person's appearance at the deposition or the production of the materials designated in the subpoena. The motion shall be filed in the court in the county in which the deposition or production of materials is to occur.
- (5) **Motion to quash or modify subpoena.** - A person commanded to appear at a trial, hearing, deposition, or to produce and permit the inspection and copying of records, books, papers, documents, electronically stored information, or other tangible things, within 10 days after service of the subpoena or before the time specified for compliance if the time is less than 10 days after service, may file a motion to quash or modify the subpoena. The court shall quash or modify the subpoena if the subpoenaed person demonstrates the existence of any of the reasons set forth in subdivision (3) of this subsection. The motion shall be filed in the court in the county in which the trial, hearing, deposition, or production of materials is to occur.

- (6) **Order to compel; expenses to comply with subpoena.** - When a court enters an order compelling a deposition or the production of records, books, papers, documents, electronically stored information, or other tangible things, the order shall protect any person who is not a party or an agent of a party from significant expense resulting from complying with the subpoena. The court may order that the person to whom the subpoena is addressed will be reasonably compensated for the cost of producing the records, books, papers, documents, electronically stored information, or tangible things specified in the subpoena.
- (7) **Trade secrets; confidential information.** - When a subpoena requires disclosure of a trade secret or other confidential research, development, or commercial information, a court may, to protect a person subject to or affected by the subpoena, quash or modify the subpoena, or when the party on whose behalf the subpoena is issued shows a substantial need for the testimony or material that cannot otherwise be met without undue hardship, the court may order a person to make an appearance or produce the materials only on specified conditions stated in the order.
- (8) **Order to quash; expenses.** - When a court enters an order quashing or modifying the subpoena, the court may order the party on whose behalf the subpoena is issued to pay all or part of the subpoenaed person's reasonable expenses including attorney's fees.

**(d) Duties in Responding to Subpoena**

- (1) **Form of response.** - A person responding to a subpoena to produce records, books, documents, electronically stored information, or tangible things shall produce them as they are kept in the usual course of business or shall organize and label them to correspond with the categories in the request.
- (2) **Form of producing electronically stored information not specified.** - If a subpoena does not specify a form for producing electronically stored information, the person responding must produce it in a form or forms in which it ordinarily is maintained or in a reasonably useable form or forms.
- (3) **Electronically stored information in only one form.** - The person responding need not produce the same electronically stored information in more than one form.
- (4) **Inaccessible electronically stored information.** - The person responding need not provide discovery of electronically stored information from sources that the person identifies as not reasonably accessible because of undue burden or cost. On motion to compel discovery or for a protective order, the person responding must show that the information is not reasonably accessible because of undue burden or cost. If that showing is made, the court may nonetheless order discovery from such sources if the requesting party shows good cause, after considering the limitations of Rule 26(b)(1a). The court may specify conditions for discovery, including requiring the party that seeks discovery from a nonparty to bear the costs of locating, preserving, collecting, and producing the electronically stored information involved.
- (5) **Specificity of objection.** - When information subject to a subpoena is withheld on the objection that it is subject to protection as trial preparation materials, or that it is otherwise privileged, the objection shall be made with specificity and shall be supported by a description of the nature of the communications, records, books, papers, documents, electronically stored information, or other tangible things not produced, sufficient for the requesting party to contest the objection.

**INFORMATION FOR WITNESS**

**NOTE:** If you have any questions about being subpoenaed as a witness, you should contact the person named on Page One of this Subpoena in the box labeled "Name And Address Of Applicant Or Applicant's Attorney."

**DUTIES OF A WITNESS**

- Unless otherwise directed by the presiding judge, you must answer all questions asked when you are on the stand giving testimony.
- In answering questions, speak clearly and loudly enough to be heard.
- Your answers to questions must be truthful.
- If you are commanded to produce any items, you must bring them with you to court or to the deposition.
- You must continue to attend court until released by the court. You must continue to attend a deposition until the deposition is completed.

**BRIBING OR THREATENING A WITNESS**

It is a violation of State law for anyone to attempt to bribe, threaten, harass, or intimidate a witness. If anyone attempts to do any of these things concerning your involvement as a witness in a case, you should promptly report that to the district attorney or the presiding judge.

**WITNESS FEE**

A witness under subpoena and that appears in court to testify, is entitled to a small daily fee, and to travel expense reimbursement, if it is necessary to travel outside the county in order to testify. (The fee for an "expert witness" will be set by the presiding judge.) After you have been discharged as a witness, if you desire to collect the statutory fee, you should immediately contact the Clerk's office and certify your attendance as a witness so that you will be paid any amount due you.

## **EXHIBIT A**

Pursuant to Rule 45 of the North Carolina Rules of Civil Procedure and as directed by the accompanying Subpoena *Duces Tecum*, Amy Cannon is hereby commanded to produce for inspection and copying the following documents listed below, at the office of Wyrick Robbins Yates & Ponton LLP, Attn: Samuel A. Slater, 4101 Lake Boone Trail, Suite 300, Raleigh, North Carolina 27607, on or before the date and time specified in the Subpoena. In the alternative, you may produce legible photocopies of the documents by delivery to the address shown above or by electronic mail to [sslater@wyrick.com](mailto:sslater@wyrick.com) on or before the date and time specified in the Subpoena.

### **DEFINITIONS AND INSTRUCTIONS**

1. “You” and “your” refers to Amy Cannon as recipient of the Subpoena and all of your attorneys, agents, representatives, and all other persons acting, appearing, or purporting to act or appear on your behalf.
2. “Union Grove Farm” refers to the farming operation located at 3109 Dairyland Road, Hillsborough, North Carolina 27278.
3. “Triangle Land Conservancy” refers to the North Carolina non-profit corporation Triangle Land Conservancy, which maintains a registered office and mailing address at 520 S. Duke Street, Durham, North Carolina 27702, and its respective attorneys, principals, officers, employees, board members, agents, representatives, affiliated entities, and all other persons acting, appearing, or purporting to act on its behalf.
4. “Defend Maple View Community” refers to the community group that hosts the website available at: <https://www.defendmapleviewcommunity.com/> as well as any individuals who are members or founders of that group or who have participated in meetings, initiatives, or fundraising efforts led or supported by that group.

5. "Document" or "documents" shall have their customary, broad meaning to include the original, any identical copy, and any non-identical copy of any written, recorded, or graphic matter, however produced or reproduced, including, but not limited to, any letters, correspondence, contracts, notes, memoranda, lists, meeting notes, electronic media, emails, computer files, computer discs, computer hard drives, computer servers, computerized information, telegrams, reports, transcripts of telephone conversations, photocopies, sound or pictorial recordings, books, pamphlets, letters, personal notes, personal diaries, personal calendars, telegraphic messages, carbon copies, electronic or mechanical transmission, data sheets, computer programs and related documents, files and indexes, reports, financial statements, invoices, accounting statements, photograph records, microfilm, microfiche, microprint, photographic negative, photograph, photographic print of slide, receipt, telephone log, telephone message record, time slip, or any other form of writing or record of any kind. This term includes all documents in your actual or constructive possession, custody, or control.

6. "Communication" means both written and verbal exchanges between or among any person or persons and/or entities, including but not limited to verbal conversations, telephone calls, letters, notes, memoranda, reports, telegrams, confirmations, exhibits, drawings, sketches, telexes, teletypes, electronic sound recordings or transcripts thereof, computer-generated messages, text messages, social media messages, electronic communications, emails, and any other documents which constitutes, confirms, embodies, or any way relates to the communication.

7. "Relating to" and "regarding" are used in the broadest sense and mean: constituting, discussing, mentioning, embodying, reflecting, relating or referring to, of, about, concerning, detailing, listing, explaining, compiling, noting, summarizing, exposing, respecting,

involving, touching, implicating, bearing upon, having to do with, associating with, connecting with, in to or opposite to.

8. “Person” or “persons” means individuals as well as entities of all kinds, including but not limited to partnerships, corporations, companies, sole proprietorships, and government agencies of every type and level, as well as individual persons.

9. “And” means “and/or.” “Or” means “and/or.” “Or” shall be construed conjunctively as well as disjunctively. The plural of any word used herein includes the singular and the singular includes the plural. The masculine gender of any word used herein includes the feminine and neuter. The past tense of any verb used herein includes the present tense and the present tense includes the past tense.

10. In responding to this Subpoena, you are required to follow and comply with North Carolina Rule of Civil Procedure 45 and to provide not only all information, documents, and/or materials available to you, but also information, documents, and/or materials available to your attorneys or legal representatives, or other persons directly or indirectly employed by you, or any other person acting on your behalf or subject to your control.

11. This Subpoena is continuing in nature through the resolution of the matter styled *Triangle Land Conservancy v. Union Grove Farm, Inc.; Bandit Farms II, LLC; Bandit Farms III, LLC; Eastwest Organics, LLC; Harper Grace, LLC; Meredith Sabye*, Case No. 25 CV002097-670 pending in the Superior Court Division of the General Court of Justice for Orange County, North Carolina. You are required to serve supplemental responses and documents and/or materials as additional information may become available and/or known.

12. If any documents or communications responsive to this Subpoena existed at one time but have been discarded, lost, or destroyed, describe by category such documents or things,

state the identity of the person having knowledge of the circumstances of their discard, loss, or destruction, and state the date on which such documents or things were discarded, lost, or destroyed, and the reason such documents or things were discarded, lost, or destroyed.

13. If you cannot provide any particular document or piece of information requested by the Subpoena, then you should provide the greatest amount of documents or information possible, and then explain why you cannot provide the remainder, stating the nature of the documents or information that you cannot furnish and why it cannot be furnished.

14. The Definitions included herein and the Requests that follow are not intended to include privileged information or information protected by the attorney/client privilege or work product doctrine and should be read to expressly exclude such information. If you are withholding documents from production on the grounds of attorney/client privilege or work product, please indicate that in your response to this Subpoena.

15. Unless otherwise noted, the relevant time period of the documents and things to be produced is **January 1, 2022 through the present.**

### **DOCUMENTS TO BE PRODUCED**

1. All communications and documents exchanged between you and Triangle Land Conservancy regarding Union Grove Farm, the property where it currently operates, or its founder, Greg Bohlen.

2. All communications and documents exchanged between you and Defend Maple View Community or any of its members or people acting on its behalf regarding Union Grove Farm, the property where it currently operates, or its founder, Greg Bohlen.

3. All communications and documents exchanged between you and any property owner or resident of Orange County who owns property or resides within a three-mile radius of Union Grove Farm regarding Union Grove Farm, the property where it currently operates, or its founder, Greg Bohlen.

4. All communications and documents exchanged between you and any media or news organization, journalist, or reporter regarding Union Grove Farm, the property where it currently operates, or its founder, Greg Bohlen.

5. All communications and documents exchanged between you and any Orange County official or employee regarding Union Grove Farm, the property where it currently operates, or Union Grove Farm's founder, Greg Bohlen.

6. All communications and documents reflecting or related to any monetary contribution made by you to Triangle Land Conservancy, Defend Maple View Community, or any other group or organization which has expressed opposition to Union Grove Farm, its current or proposed operations, or its founder, Greg Bohlen.

7. All documents within your possession, whether or not exchanged with any other person or entity, which relate to, discuss, or reference, Union Grove Farm, the property where it currently operates, or its founder, Greg Bohlen.

STATE OF NORTH CAROLINA

File No.

25CV002097-670

ORANGE

County

In The General Court Of Justice

District  Superior Court Division

Triangle Land Conservancy

Additional File Numbers

VERSUS

Union Grove Farm, Inc.; Bandit Farms II, LLC; Bandit Farms III, LLC; Eastwest Organics, LLC; Harper Grace, LLC; Meredith G. Saybe

SUBPOENA

G.S. 1A-1, Rule 45; 8-59, -61, -63; 15A-801, -802

Party Requesting Subpoena

State/Plaintiff  Defendant

NOTE TO PARTIES NOT REPRESENTED BY COUNSEL: Subpoenas may be produced at your request, but must be signed and issued by the office of the Clerk of Superior Court, or by a magistrate or judge.

TO Name And Address Of Person Subpoenaed
Derb Carter
3234 Wood Duck Lane
Hillsborough, North Carolina 27278-7379

Alternate Address
Derb Carter
Southern Environmental Law Center
136 E Rosemary Street, Suite 500
Chapel Hill, North Carolina 27514

Telephone No.

Telephone No.

YOU ARE COMMANDED TO: (check all that apply)

- appear and testify, in the above entitled action, before the court at the place, date and time indicated below.
 appear and testify, in the above entitled action, at a deposition at the place, date and time indicated below.
 produce and permit inspection and copying of the following items, at the place, date and time indicated below.
 See attached list. (List here if space sufficient)

See Exhibit A attached.

Name And Location Of Court/Place Of Deposition/Place To Produce

Wyrick Robbins Yates & Ponton LLP
4101 Lake Boone Trail, Suite 300
Raleigh, North Carolina 27607

Date To Appear/Produce, Until Released

January 19, 2026

Time To Appear/Produce, Until Released

10:00

AM  PM

Date

December 29, 2025

Signature

[Handwritten Signature]

- Deputy CSC  Assistant CSC  Clerk Of Superior Court
 Magistrate  Attorney/DA  District Court Judge
 Superior Court Judge

Name And Address Of Applicant Or Applicant's Attorney

Samuel A. Slater & Mary Kate Gladstone
Wyrick Robbins Yates & Ponton LLP
4101 Lake Boone Trail, Suite 300
Raleigh, North Carolina 27607

Telephone No. Of Applicant Or Applicant's Attorney

(919) 781-4000

RETURN OF SERVICE

I certify this subpoena was received and served on the person subpoenaed as follows:

- By  personal delivery.  registered or certified mail, receipt requested and attached.
 telephone communication by Sheriff (use only for a witness subpoenaed to appear and testify).
 telephone communication by local law enforcement agency (use only for a witness subpoenaed to appear and testify in a criminal case).

NOTE TO COURT: If the witness was served by telephone communication from a local law enforcement agency in a criminal case, the court may not issue a show cause order or order for arrest against the witness until the witness has been served personally with the written subpoena.

I was unable to serve this subpoena. Reason unable to serve: \_\_\_\_\_

Service Fee
\$

Paid
Due

Date Served

Name Of Authorized Server (type or print)

Signature Of Authorized Server

Title/Agency

NOTE TO PERSON REQUESTING SUBPOENA: A copy of this subpoena must be delivered, mailed or faxed to the attorney for each party in this case. If a party is not represented by an attorney, the copy must be mailed or delivered to the party. This does not apply in criminal cases.

AOC-G-100, Rev. 2/18

(Please see reverse side)

© 2018 Administrative Office of the Courts

**NOTE: Rule 45, North Carolina Rules of Civil Procedure, Subsections (c) and (d).**

**(c) Protection of Persons Subject to Subpoena**

- (1) **Avoid undue burden or expense.** - A party or an attorney responsible for the issuance and service of a subpoena shall take reasonable steps to avoid imposing an undue burden or expense on a person subject to the subpoena. The court shall enforce this subdivision and impose upon the party or attorney in violation of this requirement an appropriate sanction that may include compensating the person unduly burdened for lost earnings and for reasonable attorney's fees.
- (2) **For production of public records or hospital medical records.** - Where the subpoena commands any custodian of public records or any custodian of hospital medical records, as defined in G.S. 8-44.1, to appear for the sole purpose of producing certain records in the custodian's custody, the custodian subpoenaed may, in lieu of personal appearance, tender to the court in which the action is pending by registered or certified mail or by personal delivery, on or before the time specified in the subpoena, certified copies of the records requested together with a copy of the subpoena and an affidavit by the custodian testifying that the copies are true and correct copies and that the records were made and kept in the regular course of business, or if no such records are in the custodian's custody, an affidavit to that effect. When the copies of records are personally delivered under this subdivision, a receipt shall be obtained from the person receiving the records. Any original or certified copy of records or an affidavit delivered according to the provisions of this subdivision, unless otherwise objectionable, shall be admissible in any action or proceeding without further certification or authentication. Copies of hospital medical records tendered under this subdivision shall not be open to inspection or copied by any person, except to the parties to the case or proceedings and their attorneys in depositions, until ordered published by the judge at the time of the hearing or trial. Nothing contained herein shall be construed to waive the physician-patient privilege or to require any privileged communication under law to be disclosed.
- (3) **Written objection to subpoenas.** - Subject to subsection (d) of this rule, a person commanded to appear at a deposition or to produce and permit the inspection and copying of records, books, papers, documents, electronically stored information, or tangible things may, within 10 days after service of the subpoena or before the time specified for compliance if the time is less than 10 days after service, serve upon the party or the attorney designated in the subpoena written objection to the subpoena, setting forth the specific grounds for the objection. The written objection shall comply with the requirements of Rule 11. Each of the following grounds may be sufficient for objecting to a subpoena:
- The subpoena fails to allow reasonable time for compliance.
  - The subpoena requires disclosure of privileged or other protected matter and no exception or waiver applies to the privilege or protection.
  - The subpoena subjects a person to an undue burden or expense.
  - The subpoena is otherwise unreasonable or oppressive.
  - The subpoena is procedurally defective.
- (4) **Order of court required to override objection.** - If objection is made under subdivision (3) of this subsection, the party serving the subpoena shall not be entitled to compel the subpoenaed person's appearance at a deposition or to inspect and copy materials to which an objection has been made except pursuant to an order of the court. If objection is made, the party serving the subpoena may, upon notice to the subpoenaed person, move at any time for an order to compel the subpoenaed person's appearance at the deposition or the production of the materials designated in the subpoena. The motion shall be filed in the court in the county in which the deposition or production of materials is to occur.
- (5) **Motion to quash or modify subpoena.** - A person commanded to appear at a trial, hearing, deposition, or to produce and permit the inspection and copying of records, books, papers, documents, electronically stored information, or other tangible things, within 10 days after service of the subpoena or before the time specified for compliance if the time is less than 10 days after service, may file a motion to quash or modify the subpoena. The court shall quash or modify the subpoena if the subpoenaed person demonstrates the existence of any of the reasons set forth in subdivision (3) of this subsection. The motion shall be filed in the court in the county in which the trial, hearing, deposition, or production of materials is to occur.

- (6) **Order to compel; expenses to comply with subpoena.** - When a court enters an order compelling a deposition or the production of records, books, papers, documents, electronically stored information, or other tangible things, the order shall protect any person who is not a party or an agent of a party from significant expense resulting from complying with the subpoena. The court may order that the person to whom the subpoena is addressed will be reasonably compensated for the cost of producing the records, books, papers, documents, electronically stored information, or tangible things specified in the subpoena.
- (7) **Trade secrets; confidential information.** - When a subpoena requires disclosure of a trade secret or other confidential research, development, or commercial information, a court may, to protect a person subject to or affected by the subpoena, quash or modify the subpoena, or when the party on whose behalf the subpoena is issued shows a substantial need for the testimony or material that cannot otherwise be met without undue hardship, the court may order a person to make an appearance or produce the materials only on specified conditions stated in the order.
- (8) **Order to quash; expenses.** - When a court enters an order quashing or modifying the subpoena, the court may order the party on whose behalf the subpoena is issued to pay all or part of the subpoenaed person's reasonable expenses including attorney's fees.

**(d) Duties in Responding to Subpoena**

- (1) **Form of response.** - A person responding to a subpoena to produce records, books, documents, electronically stored information, or tangible things shall produce them as they are kept in the usual course of business or shall organize and label them to correspond with the categories in the request.
- (2) **Form of producing electronically stored information not specified.** - If a subpoena does not specify a form for producing electronically stored information, the person responding must produce it in a form or forms in which it ordinarily is maintained or in a reasonably useable form or forms.
- (3) **Electronically stored information in only one form.** - The person responding need not produce the same electronically stored information in more than one form.
- (4) **Inaccessible electronically stored information.** - The person responding need not provide discovery of electronically stored information from sources that the person identifies as not reasonably accessible because of undue burden or cost. On motion to compel discovery or for a protective order, the person responding must show that the information is not reasonably accessible because of undue burden or cost. If that showing is made, the court may nonetheless order discovery from such sources if the requesting party shows good cause, after considering the limitations of Rule 26(b)(1a). The court may specify conditions for discovery, including requiring the party that seeks discovery from a nonparty to bear the costs of locating, preserving, collecting, and producing the electronically stored information involved.
- (5) **Specificity of objection.** - When information subject to a subpoena is withheld on the objection that it is subject to protection as trial preparation materials, or that it is otherwise privileged, the objection shall be made with specificity and shall be supported by a description of the nature of the communications, records, books, papers, documents, electronically stored information, or other tangible things not produced, sufficient for the requesting party to contest the objection.

**INFORMATION FOR WITNESS**

**NOTE:** If you have any questions about being subpoenaed as a witness, you should contact the person named on Page One of this Subpoena in the box labeled "Name And Address Of Applicant Or Applicant's Attorney."

**DUTIES OF A WITNESS**

- Unless otherwise directed by the presiding judge, you must answer all questions asked when you are on the stand giving testimony.
- In answering questions, speak clearly and loudly enough to be heard.
- Your answers to questions must be truthful.
- If you are commanded to produce any items, you must bring them with you to court or to the deposition.
- You must continue to attend court until released by the court. You must continue to attend a deposition until the deposition is completed.

**BRIBING OR THREATENING A WITNESS**

It is a violation of State law for anyone to attempt to bribe, threaten, harass, or intimidate a witness. If anyone attempts to do any of these things concerning your involvement as a witness in a case, you should promptly report that to the district attorney or the presiding judge.

**WITNESS FEE**

A witness under subpoena and that appears in court to testify, is entitled to a small daily fee, and to travel expense reimbursement, if it is necessary to travel outside the county in order to testify. (The fee for an "expert witness" will be set by the presiding judge.) After you have been discharged as a witness, if you desire to collect the statutory fee, you should immediately contact the Clerk's office and certify your attendance as a witness so that you will be paid any amount due you.

## **EXHIBIT A**

Pursuant to Rule 45 of the North Carolina Rules of Civil Procedure and as directed by the accompanying Subpoena *Duces Tecum*, Derb Carter is hereby commanded to produce for inspection and copying the following documents listed below, at the office of Wyrick Robbins Yates & Ponton LLP, Attn: Samuel A. Slater, 4101 Lake Boone Trail, Suite 300, Raleigh, North Carolina 27607, on or before the date and time specified in the Subpoena. In the alternative, you may produce legible photocopies of the documents by delivery to the address shown above or by electronic mail to [sslater@wyrick.com](mailto:sslater@wyrick.com) on or before the date and time specified in the Subpoena.

### **DEFINITIONS AND INSTRUCTIONS**

1. “You” and “your” refers to Derb Carter as recipient of the Subpoena and all of your attorneys, agents, representatives, and all other persons acting, appearing, or purporting to act or appear on your behalf.
2. “Union Grove Farm” refers to the farming operation located at 3109 Dairyland Road, Hillsborough, North Carolina 27278.
3. “Triangle Land Conservancy” refers to the North Carolina non-profit corporation Triangle Land Conservancy, which maintains a registered office and mailing address at 520 S. Duke Street, Durham, North Carolina 27702, and its respective attorneys, principals, officers, employees, board members, agents, representatives, affiliated entities, and all other persons acting, appearing, or purporting to act on its behalf.
4. “Defend Maple View Community” refers to the community group that hosts the website available at: <https://www.defendmapleviewcommunity.com/> as well as any individuals who are members or founders of that group or who have participated in meetings, initiatives, or fundraising efforts led or supported by that group.

5. "Document" or "documents" shall have their customary, broad meaning to include the original, any identical copy, and any non-identical copy of any written, recorded, or graphic matter, however produced or reproduced, including, but not limited to, any letters, correspondence, contracts, notes, memoranda, lists, meeting notes, electronic media, emails, computer files, computer discs, computer hard drives, computer servers, computerized information, telegrams, reports, transcripts of telephone conversations, photocopies, sound or pictorial recordings, books, pamphlets, letters, personal notes, personal diaries, personal calendars, telegraphic messages, carbon copies, electronic or mechanical transmission, data sheets, computer programs and related documents, files and indexes, reports, financial statements, invoices, accounting statements, photograph records, microfilm, microfiche, microprint, photographic negative, photograph, photographic print of slide, receipt, telephone log, telephone message record, time slip, or any other form of writing or record of any kind. This term includes all documents in your actual or constructive possession, custody, or control.

6. "Communication" means both written and verbal exchanges between or among any person or persons and/or entities, including but not limited to verbal conversations, telephone calls, letters, notes, memoranda, reports, telegrams, confirmations, exhibits, drawings, sketches, telexes, teletypes, electronic sound recordings or transcripts thereof, computer-generated messages, text messages, social media messages, electronic communications, emails, and any other documents which constitutes, confirms, embodies, or any way relates to the communication.

7. "Relating to" and "regarding" are used in the broadest sense and mean: constituting, discussing, mentioning, embodying, reflecting, relating or referring to, of, about, concerning, detailing, listing, explaining, compiling, noting, summarizing, exposing, respecting,

involving, touching, implicating, bearing upon, having to do with, associating with, connecting with, in to or opposite to.

8. “Person” or “persons” means individuals as well as entities of all kinds, including but not limited to partnerships, corporations, companies, sole proprietorships, and government agencies of every type and level, as well as individual persons.

9. “And” means “and/or.” “Or” means “and/or.” “Or” shall be construed conjunctively as well as disjunctively. The plural of any word used herein includes the singular and the singular includes the plural. The masculine gender of any word used herein includes the feminine and neuter. The past tense of any verb used herein includes the present tense and the present tense includes the past tense.

10. In responding to this Subpoena, you are required to follow and comply with North Carolina Rule of Civil Procedure 45 and to provide not only all information, documents, and/or materials available to you, but also information, documents, and/or materials available to your attorneys or legal representatives, or other persons directly or indirectly employed by you, or any other person acting on your behalf or subject to your control.

11. This Subpoena is continuing in nature through the resolution of the matter styled *Triangle Land Conservancy v. Union Grove Farm, Inc.; Bandit Farms II, LLC; Bandit Farms III, LLC; Eastwest Organics, LLC; Harper Grace, LLC; Meredith Sabye*, Case No. 25 CV002097-670 pending in the Superior Court Division of the General Court of Justice for Orange County, North Carolina. You are required to serve supplemental responses and documents and/or materials as additional information may become available and/or known.

12. If any documents or communications responsive to this Subpoena existed at one time but have been discarded, lost, or destroyed, describe by category such documents or things,

state the identity of the person having knowledge of the circumstances of their discard, loss, or destruction, and state the date on which such documents or things were discarded, lost, or destroyed, and the reason such documents or things were discarded, lost, or destroyed.

13. If you cannot provide any particular document or piece of information requested by the Subpoena, then you should provide the greatest amount of documents or information possible, and then explain why you cannot provide the remainder, stating the nature of the documents or information that you cannot furnish and why it cannot be furnished.

14. The Definitions included herein and the Requests that follow are not intended to include privileged information or information protected by the attorney/client privilege or work product doctrine and should be read to expressly exclude such information. If you are withholding documents from production on the grounds of attorney/client privilege or work product, please indicate that in your response to this Subpoena.

15. Unless otherwise noted, the relevant time period of the documents and things to be produced is **January 1, 2022 through the present.**

### **DOCUMENTS TO BE PRODUCED**

1. All communications and documents exchanged between you and Triangle Land Conservancy regarding Union Grove Farm, the property where it currently operates, or its founder, Greg Bohlen.

2. All communications and documents exchanged between you and Defend Maple View Community or any of its members or people acting on its behalf regarding Union Grove Farm, the property where it currently operates, or its founder, Greg Bohlen.

3. All communications and documents exchanged between you and any property owner or resident of Orange County who owns property or resides within a three-mile radius of Union Grove Farm regarding Union Grove Farm, the property where it currently operates, or its founder, Greg Bohlen.

4. All communications and documents exchanged between you and any media or news organization, journalist, or reporter regarding Union Grove Farm, the property where it currently operates, or its founder, Greg Bohlen.

5. All communications and documents exchanged between you and any Orange County official or employee regarding Union Grove Farm, the property where it currently operates, or Union Grove Farm's founder, Greg Bohlen.

6. All communications and documents reflecting or related to any monetary contribution made by you to Triangle Land Conservancy, Defend Maple View Community, or any other group or organization which has expressed opposition to Union Grove Farm, its current or proposed operations, or its founder, Greg Bohlen.

7. All documents within your possession, whether or not exchanged with any other person or entity, which relate to, discuss, or reference, Union Grove Farm, the property where it currently operates, or its founder, Greg Bohlen.

STATE OF NORTH CAROLINA

File No.

25CV002097-670

ORANGE

County

In The General Court Of Justice

District  Superior Court Division

Triangle Land Conservancy

Additional File Numbers

VERSUS

Union Grove Farm, Inc.; Bandit Farms II, LLC; Bandit Farms III, LLC; Eastwest Organics, LLC; Harper Grace, LLC; Meredith G. Saybe

SUBPOENA

G.S. 1A-1, Rule 45; 8-59, -61, -63; 15A-801, -802

Party Requesting Subpoena

State/Plaintiff  Defendant

NOTE TO PARTIES NOT REPRESENTED BY COUNSEL: Subpoenas may be produced at your request, but must be signed and issued by the office of the Clerk of Superior Court, or by a magistrate or judge.

TO Name And Address Of Person Subpoenaed

Winfield Holt  
2316 Ivey Road  
Chapel Hill, North Carolina 27516-0510

Alternate Address

Telephone No.

Telephone No.

YOU ARE COMMANDED TO: (check all that apply)

- appear and testify, in the above entitled action, before the court at the place, date and time indicated below.
- appear and testify, in the above entitled action, at a deposition at the place, date and time indicated below.
- produce and permit inspection and copying of the following items, at the place, date and time indicated below.
  - See attached list. (List here if space sufficient)

See Exhibit A attached.

Name And Location Of Court/Place Of Deposition/Place To Produce

Wyrick Robbins Yates & Ponton LLP  
4101 Lake Boone Trail, Suite 300  
Raleigh, North Carolina 27607

Date To Appear/Produce, Until Released

January 19, 2026

Time To Appear/Produce, Until Released

10:00

AM  PM

Date

December 29, 2025

Signature

*Mary Kate Gladstone*

- Deputy CSC
- Assistant CSC
- Clerk Of Superior Court
- Magistrate
- Attorney/DA
- District Court Judge
- Superior Court Judge

Telephone No. Of Applicant Or Applicant's Attorney

(919) 781-4000

RETURN OF SERVICE

I certify this subpoena was received and served on the person subpoenaed as follows:

- By  personal delivery.  registered or certified mail, receipt requested and attached.
- telephone communication by Sheriff (use only for a witness subpoenaed to appear and testify).
- telephone communication by local law enforcement agency (use only for a witness subpoenaed to appear and testify in a criminal case).

NOTE TO COURT: If the witness was served by telephone communication from a local law enforcement agency in a criminal case, the court may not issue a show cause order or order for arrest against the witness until the witness has been served personally with the written subpoena.

I was unable to serve this subpoena. Reason unable to serve: \_\_\_\_\_

Service Fee  
\$

Paid  
 Due

Date Served

Name Of Authorized Server (type or print)

Signature Of Authorized Server

Title/Agency

NOTE TO PERSON REQUESTING SUBPOENA: A copy of this subpoena must be delivered, mailed or faxed to the attorney for each party in this case. If a party is not represented by an attorney, the copy must be mailed or delivered to the party. This does not apply in criminal cases.

**NOTE: Rule 45, North Carolina Rules of Civil Procedure, Subsections (c) and (d).**

**(c) Protection of Persons Subject to Subpoena**

- (1) **Avoid undue burden or expense.** - A party or an attorney responsible for the issuance and service of a subpoena shall take reasonable steps to avoid imposing an undue burden or expense on a person subject to the subpoena. The court shall enforce this subdivision and impose upon the party or attorney in violation of this requirement an appropriate sanction that may include compensating the person unduly burdened for lost earnings and for reasonable attorney's fees.
- (2) **For production of public records or hospital medical records.** - Where the subpoena commands any custodian of public records or any custodian of hospital medical records, as defined in G.S. 8-44.1, to appear for the sole purpose of producing certain records in the custodian's custody, the custodian subpoenaed may, in lieu of personal appearance, tender to the court in which the action is pending by registered or certified mail or by personal delivery, on or before the time specified in the subpoena, certified copies of the records requested together with a copy of the subpoena and an affidavit by the custodian testifying that the copies are true and correct copies and that the records were made and kept in the regular course of business, or if no such records are in the custodian's custody, an affidavit to that effect. When the copies of records are personally delivered under this subdivision, a receipt shall be obtained from the person receiving the records. Any original or certified copy of records or an affidavit delivered according to the provisions of this subdivision, unless otherwise objectionable, shall be admissible in any action or proceeding without further certification or authentication. Copies of hospital medical records tendered under this subdivision shall not be open to inspection or copied by any person, except to the parties to the case or proceedings and their attorneys in depositions, until ordered published by the judge at the time of the hearing or trial. Nothing contained herein shall be construed to waive the physician-patient privilege or to require any privileged communication under law to be disclosed.
- (3) **Written objection to subpoenas.** - Subject to subsection (d) of this rule, a person commanded to appear at a deposition or to produce and permit the inspection and copying of records, books, papers, documents, electronically stored information, or tangible things may, within 10 days after service of the subpoena or before the time specified for compliance if the time is less than 10 days after service, serve upon the party or the attorney designated in the subpoena written objection to the subpoena, setting forth the specific grounds for the objection. The written objection shall comply with the requirements of Rule 11. Each of the following grounds may be sufficient for objecting to a subpoena:
- The subpoena fails to allow reasonable time for compliance.
  - The subpoena requires disclosure of privileged or other protected matter and no exception or waiver applies to the privilege or protection.
  - The subpoena subjects a person to an undue burden or expense.
  - The subpoena is otherwise unreasonable or oppressive.
  - The subpoena is procedurally defective.
- (4) **Order of court required to override objection.** - If objection is made under subdivision (3) of this subsection, the party serving the subpoena shall not be entitled to compel the subpoenaed person's appearance at a deposition or to inspect and copy materials to which an objection has been made except pursuant to an order of the court. If objection is made, the party serving the subpoena may, upon notice to the subpoenaed person, move at any time for an order to compel the subpoenaed person's appearance at the deposition or the production of the materials designated in the subpoena. The motion shall be filed in the court in the county in which the deposition or production of materials is to occur.
- (5) **Motion to quash or modify subpoena.** - A person commanded to appear at a trial, hearing, deposition, or to produce and permit the inspection and copying of records, books, papers, documents, electronically stored information, or other tangible things, within 10 days after service of the subpoena or before the time specified for compliance if the time is less than 10 days after service, may file a motion to quash or modify the subpoena. The court shall quash or modify the subpoena if the subpoenaed person demonstrates the existence of any of the reasons set forth in subdivision (3) of this subsection. The motion shall be filed in the court in the county in which the trial, hearing, deposition, or production of materials is to occur.

- (6) **Order to compel: expenses to comply with subpoena.** - When a court enters an order compelling a deposition or the production of records, books, papers, documents, electronically stored information, or other tangible things, the order shall protect any person who is not a party or an agent of a party from significant expense resulting from complying with the subpoena. The court may order that the person to whom the subpoena is addressed will be reasonably compensated for the cost of producing the records, books, papers, documents, electronically stored information, or tangible things specified in the subpoena.
- (7) **Trade secrets: confidential information.** - When a subpoena requires disclosure of a trade secret or other confidential research, development, or commercial information, a court may, to protect a person subject to or affected by the subpoena, quash or modify the subpoena, or when the party on whose behalf the subpoena is issued shows a substantial need for the testimony or material that cannot otherwise be met without undue hardship, the court may order a person to make an appearance or produce the materials only on specified conditions stated in the order.
- (8) **Order to quash: expenses.** - When a court enters an order quashing or modifying the subpoena, the court may order the party on whose behalf the subpoena is issued to pay all or part of the subpoenaed person's reasonable expenses including attorney's fees.

**(d) Duties in Responding to Subpoena**

- (1) **Form of response.** - A person responding to a subpoena to produce records, books, documents, electronically stored information, or tangible things shall produce them as they are kept in the usual course of business or shall organize and label them to correspond with the categories in the request.
- (2) **Form of producing electronically stored information not specified.** - If a subpoena does not specify a form for producing electronically stored information, the person responding must produce it in a form or forms in which it ordinarily is maintained or in a reasonably useable form or forms.
- (3) **Electronically stored information in only one form.** - The person responding need not produce the same electronically stored information in more than one form.
- (4) **Inaccessible electronically stored information.** - The person responding need not provide discovery of electronically stored information from sources that the person identifies as not reasonably accessible because of undue burden or cost. On motion to compel discovery or for a protective order, the person responding must show that the information is not reasonably accessible because of undue burden or cost. If that showing is made, the court may nonetheless order discovery from such sources if the requesting party shows good cause, after considering the limitations of Rule 26(b)(1a). The court may specify conditions for discovery, including requiring the party that seeks discovery from a nonparty to bear the costs of locating, preserving, collecting, and producing the electronically stored information involved.
- (5) **Specificity of objection.** - When information subject to a subpoena is withheld on the objection that it is subject to protection as trial preparation materials, or that it is otherwise privileged, the objection shall be made with specificity and shall be supported by a description of the nature of the communications, records, books, papers, documents, electronically stored information, or other tangible things not produced, sufficient for the requesting party to contest the objection.

**INFORMATION FOR WITNESS**

**NOTE:** If you have any questions about being subpoenaed as a witness, you should contact the person named on Page One of this Subpoena in the box labeled "Name And Address Of Applicant Or Applicant's Attorney."

**DUTIES OF A WITNESS**

- Unless otherwise directed by the presiding judge, you must answer all questions asked when you are on the stand giving testimony.
- In answering questions, speak clearly and loudly enough to be heard.
- Your answers to questions must be truthful.
- If you are commanded to produce any items, you must bring them with you to court or to the deposition.
- You must continue to attend court until released by the court. You must continue to attend a deposition until the deposition is completed.

**BRIBING OR THREATENING A WITNESS**

It is a violation of State law for anyone to attempt to bribe, threaten, harass, or intimidate a witness. If anyone attempts to do any of these things concerning your involvement as a witness in a case, you should promptly report that to the district attorney or the presiding judge.

**WITNESS FEE**

A witness under subpoena and that appears in court to testify, is entitled to a small daily fee, and to travel expense reimbursement, if it is necessary to travel outside the county in order to testify. (The fee for an "expert witness" will be set by the presiding judge.) After you have been discharged as a witness, if you desire to collect the statutory fee, you should immediately contact the Clerk's office and certify your attendance as a witness so that you will be paid any amount due you.

## **EXHIBIT A**

Pursuant to Rule 45 of the North Carolina Rules of Civil Procedure and as directed by the accompanying Subpoena *Duces Tecum*, Winfield Holt is hereby commanded to produce for inspection and copying the following documents listed below, at the office of Wyrick Robbins Yates & Ponton LLP, Attn: Samuel A. Slater, 4101 Lake Boone Trail, Suite 300, Raleigh, North Carolina 27607, on or before the date and time specified in the Subpoena. In the alternative, you may produce legible photocopies of the documents by delivery to the address shown above or by electronic mail to [sslater@wyrick.com](mailto:sslater@wyrick.com) on or before the date and time specified in the Subpoena.

### **DEFINITIONS AND INSTRUCTIONS**

1. “You” and “your” refers to Winfield Holt as recipient of the Subpoena and all of your attorneys, agents, representatives, and all other persons acting, appearing, or purporting to act or appear on your behalf.
2. “Union Grove Farm” refers to the farming operation located at 3109 Dairyland Road, Hillsborough, North Carolina 27278.
3. “Triangle Land Conservancy” refers to the North Carolina non-profit corporation Triangle Land Conservancy, which maintains a registered office and mailing address at 520 S. Duke Street, Durham, North Carolina 27702, and its respective attorneys, principals, officers, employees, board members, agents, representatives, affiliated entities, and all other persons acting, appearing, or purporting to act on its behalf.
4. “Defend Maple View Community” refers to the community group that hosts the website available at: <https://www.defendmapleviewcommunity.com/> as well as any individuals who are members or founders of that group or who have participated in meetings, initiatives, or fundraising efforts led or supported by that group.

5. "Document" or "documents" shall have their customary, broad meaning to include the original, any identical copy, and any non-identical copy of any written, recorded, or graphic matter, however produced or reproduced, including, but not limited to, any letters, correspondence, contracts, notes, memoranda, lists, meeting notes, electronic media, emails, computer files, computer discs, computer hard drives, computer servers, computerized information, telegrams, reports, transcripts of telephone conversations, photocopies, sound or pictorial recordings, books, pamphlets, letters, personal notes, personal diaries, personal calendars, telegraphic messages, carbon copies, electronic or mechanical transmission, data sheets, computer programs and related documents, files and indexes, reports, financial statements, invoices, accounting statements, photograph records, microfilm, microfiche, microprint, photographic negative, photograph, photographic print of slide, receipt, telephone log, telephone message record, time slip, or any other form of writing or record of any kind. This term includes all documents in your actual or constructive possession, custody, or control.

6. "Communication" means both written and verbal exchanges between or among any person or persons and/or entities, including but not limited to verbal conversations, telephone calls, letters, notes, memoranda, reports, telegrams, confirmations, exhibits, drawings, sketches, telexes, teletypes, electronic sound recordings or transcripts thereof, computer-generated messages, text messages, social media messages, electronic communications, emails, and any other documents which constitutes, confirms, embodies, or any way relates to the communication.

7. "Relating to" and "regarding" are used in the broadest sense and mean: constituting, discussing, mentioning, embodying, reflecting, relating or referring to, of, about, concerning, detailing, listing, explaining, compiling, noting, summarizing, exposing, respecting,

involving, touching, implicating, bearing upon, having to do with, associating with, connecting with, in to or opposite to.

8. "Person" or "persons" means individuals as well as entities of all kinds, including but not limited to partnerships, corporations, companies, sole proprietorships, and government agencies of every type and level, as well as individual persons.

9. "And" means "and/or." "Or" means "and/or." "Or" shall be construed conjunctively as well as disjunctively. The plural of any word used herein includes the singular and the singular includes the plural. The masculine gender of any word used herein includes the feminine and neuter. The past tense of any verb used herein includes the present tense and the present tense includes the past tense.

10. In responding to this Subpoena, you are required to follow and comply with North Carolina Rule of Civil Procedure 45 and to provide not only all information, documents, and/or materials available to you, but also information, documents, and/or materials available to your attorneys or legal representatives, or other persons directly or indirectly employed by you, or any other person acting on your behalf or subject to your control.

11. This Subpoena is continuing in nature through the resolution of the matter styled *Triangle Land Conservancy v. Union Grove Farm, Inc.; Bandit Farms II, LLC; Bandit Farms III, LLC; Eastwest Organics, LLC; Harper Grace, LLC; Meredith Sabye*, Case No. 25 CV002097-670 pending in the Superior Court Division of the General Court of Justice for Orange County, North Carolina. You are required to serve supplemental responses and documents and/or materials as additional information may become available and/or known.

12. If any documents or communications responsive to this Subpoena existed at one time but have been discarded, lost, or destroyed, describe by category such documents or things,

state the identity of the person having knowledge of the circumstances of their discard, loss, or destruction, and state the date on which such documents or things were discarded, lost, or destroyed, and the reason such documents or things were discarded, lost, or destroyed.

13. If you cannot provide any particular document or piece of information requested by the Subpoena, then you should provide the greatest amount of documents or information possible, and then explain why you cannot provide the remainder, stating the nature of the documents or information that you cannot furnish and why it cannot be furnished.

14. The Definitions included herein and the Requests that follow are not intended to include privileged information or information protected by the attorney/client privilege or work product doctrine and should be read to expressly exclude such information. If you are withholding documents from production on the grounds of attorney/client privilege or work product, please indicate that in your response to this Subpoena.

15. Unless otherwise noted, the relevant time period of the documents and things to be produced is **January 1, 2022 through the present.**

### **DOCUMENTS TO BE PRODUCED**

1. All communications and documents exchanged between you and Triangle Land Conservancy regarding Union Grove Farm, the property where it currently operates, or its founder, Greg Bohlen.

2. All communications and documents exchanged between you and Defend Maple View Community or any of its members or people acting on its behalf regarding Union Grove Farm, the property where it currently operates, or its founder, Greg Bohlen.

3. All communications and documents exchanged between you and any property owner or resident of Orange County who owns property or resides within a three-mile radius of Union Grove Farm regarding Union Grove Farm, the property where it currently operates, or its founder, Greg Bohlen.

4. All communications and documents exchanged between you and any media or news organization, journalist, or reporter regarding Union Grove Farm, the property where it currently operates, or its founder, Greg Bohlen.

5. All communications and documents exchanged between you and any Orange County official or employee regarding Union Grove Farm, the property where it currently operates, or Union Grove Farm's founder, Greg Bohlen.

6. All communications and documents reflecting or related to any monetary contribution made by you to Triangle Land Conservancy, Defend Maple View Community, or any other group or organization which has expressed opposition to Union Grove Farm, its current or proposed operations, or its founder, Greg Bohlen.

7. All documents within your possession, whether or not exchanged with any other person or entity, which relate to, discuss, or reference, Union Grove Farm, the property where it currently operates, or its founder, Greg Bohlen.

**STATE OF NORTH CAROLINA**

File No.

25CV002097-670

ORANGE

County

In The General Court Of Justice

District  Superior Court Division

Triangle Land Conservancy

Additional File Numbers

**VERSUS**

Union Grove Farm, Inc.; Bandit Farms II, LLC; Bandit Farms III, LLC; Eastwest Organics, LLC; Harper Grace, LLC; Meredith G. Saybe

**SUBPOENA**

G.S. 1A-1, Rule 45; 8-59, -61, -63; 15A-801, -802

Party Requesting Subpoena

State/Plaintiff  Defendant

**NOTE TO PARTIES NOT REPRESENTED BY COUNSEL:** Subpoenas may be produced at your request, but must be signed and issued by the office of the Clerk of Superior Court, or by a magistrate or judge.

**TO** Name And Address Of Person Subpoenaed

Lynne Jaffe  
3228 Wood Duck Lane  
Hillsborough, North Carolina 27278-7379

Alternate Address

Telephone No.

Telephone No.

**YOU ARE COMMANDED TO:** (check all that apply)

- appear and testify, in the above entitled action, before the court at the place, date and time indicated below.
- appear and testify, in the above entitled action, at a deposition at the place, date and time indicated below.
- produce and permit inspection and copying of the following items, at the place, date and time indicated below.
  - See attached list. (List here if space sufficient)

See Exhibit A attached.

Name And Location Of Court/Place Of Deposition/Place To Produce

Wyrick Robbins Yates & Ponton LLP  
4101 Lake Boone Trail, Suite 300  
Raleigh, North Carolina 27607

Date To Appear/Produce, Until Released

January 19, 2026

Time To Appear/Produce, Until Released

10:00

AM  PM

Date

December 29, 2025

Signature

*Mary Kate Gladstone*

- Deputy CSC
- Assistant CSC
- Clerk Of Superior Court
- Magistrate
- Attorney/DA
- District Court Judge
- Superior Court Judge

Telephone No. Of Applicant Or Applicant's Attorney

(919) 781-4000

**RETURN OF SERVICE**

I certify this subpoena was received and served on the person subpoenaed as follows:

- By  personal delivery.  registered or certified mail, receipt requested and attached.
- telephone communication by Sheriff (use only for a witness subpoenaed to appear and testify).
  - telephone communication by local law enforcement agency (use only for a witness subpoenaed to appear and testify in a criminal case).

**NOTE TO COURT:** If the witness was served by telephone communication from a local law enforcement agency in a criminal case, the court may not issue a show cause order or order for arrest against the witness until the witness has been served personally with the written subpoena.

I was unable to serve this subpoena. Reason unable to serve: \_\_\_\_\_

Service Fee  
\$

Paid  
 Due

Date Served

Name Of Authorized Server (type or print)

Signature Of Authorized Server

Title/Agency

**NOTE TO PERSON REQUESTING SUBPOENA:** A copy of this subpoena must be delivered, mailed or faxed to the attorney for each party in this case. If a party is not represented by an attorney, the copy must be mailed or delivered to the party. This does not apply in criminal cases.

**NOTE: Rule 45, North Carolina Rules of Civil Procedure, Subsections (c) and (d).**

**(c) Protection of Persons Subject to Subpoena**

- (1) **Avoid undue burden or expense.** - A party or an attorney responsible for the issuance and service of a subpoena shall take reasonable steps to avoid imposing an undue burden or expense on a person subject to the subpoena. The court shall enforce this subdivision and impose upon the party or attorney in violation of this requirement an appropriate sanction that may include compensating the person unduly burdened for lost earnings and for reasonable attorney's fees.
- (2) **For production of public records or hospital medical records.** - Where the subpoena commands any custodian of public records or any custodian of hospital medical records, as defined in G.S. 8-44.1, to appear for the sole purpose of producing certain records in the custodian's custody, the custodian subpoenaed may, in lieu of personal appearance, tender to the court in which the action is pending by registered or certified mail or by personal delivery, on or before the time specified in the subpoena, certified copies of the records requested together with a copy of the subpoena and an affidavit by the custodian testifying that the copies are true and correct copies and that the records were made and kept in the regular course of business, or if no such records are in the custodian's custody, an affidavit to that effect. When the copies of records are personally delivered under this subdivision, a receipt shall be obtained from the person receiving the records. Any original or certified copy of records or an affidavit delivered according to the provisions of this subdivision, unless otherwise objectionable, shall be admissible in any action or proceeding without further certification or authentication. Copies of hospital medical records tendered under this subdivision shall not be open to inspection or copied by any person, except to the parties to the case or proceedings and their attorneys in depositions, until ordered published by the judge at the time of the hearing or trial. Nothing contained herein shall be construed to waive the physician-patient privilege or to require any privileged communication under law to be disclosed.
- (3) **Written objection to subpoenas.** - Subject to subsection (d) of this rule, a person commanded to appear at a deposition or to produce and permit the inspection and copying of records, books, papers, documents, electronically stored information, or tangible things may, within 10 days after service of the subpoena or before the time specified for compliance if the time is less than 10 days after service, serve upon the party or the attorney designated in the subpoena written objection to the subpoena, setting forth the specific grounds for the objection. The written objection shall comply with the requirements of Rule 11. Each of the following grounds may be sufficient for objecting to a subpoena:
  - a. The subpoena fails to allow reasonable time for compliance.
  - b. The subpoena requires disclosure of privileged or other protected matter and no exception or waiver applies to the privilege or protection.
  - c. The subpoena subjects a person to an undue burden or expense.
  - d. The subpoena is otherwise unreasonable or oppressive.
  - e. The subpoena is procedurally defective.
- (4) **Order of court required to override objection.** - If objection is made under subdivision (3) of this subsection, the party serving the subpoena shall not be entitled to compel the subpoenaed person's appearance at a deposition or to inspect and copy materials to which an objection has been made except pursuant to an order of the court. If objection is made, the party serving the subpoena may, upon notice to the subpoenaed person, move at any time for an order to compel the subpoenaed person's appearance at the deposition or the production of the materials designated in the subpoena. The motion shall be filed in the court in which the deposition or production of materials is to occur.
- (5) **Motion to quash or modify subpoena.** - A person commanded to appear at a trial, hearing, deposition, or to produce and permit the inspection and copying of records, books, papers, documents, electronically stored information, or other tangible things, within 10 days after service of the subpoena or before the time specified for compliance if the time is less than 10 days after service, may file a motion to quash or modify the subpoena. The court shall quash or modify the subpoena if the subpoenaed person demonstrates the existence of any of the reasons set forth in subdivision (3) of this subsection. The motion shall be filed in the court in the county in which the trial, hearing, deposition, or production of materials is to occur.

- (6) **Order to compel: expenses to comply with subpoena.** - When a court enters an order compelling a deposition or the production of records, books, papers, documents, electronically stored information, or other tangible things, the order shall protect any person who is not a party or an agent of a party from significant expense resulting from complying with the subpoena. The court may order that the person to whom the subpoena is addressed will be reasonably compensated for the cost of producing the records, books, papers, documents, electronically stored information, or tangible things specified in the subpoena.
- (7) **Trade secrets: confidential information.** - When a subpoena requires disclosure of a trade secret or other confidential research, development, or commercial information, a court may, to protect a person subject to or affected by the subpoena, quash or modify the subpoena, or when the party on whose behalf the subpoena is issued shows a substantial need for the testimony or material that cannot otherwise be met without undue hardship, the court may order a person to make an appearance or produce the materials only on specified conditions stated in the order.
- (8) **Order to quash: expenses.** - When a court enters an order quashing or modifying the subpoena, the court may order the party on whose behalf the subpoena is issued to pay all or part of the subpoenaed person's reasonable expenses including attorney's fees.

**(d) Duties in Responding to Subpoena**

- (1) **Form of response.** - A person responding to a subpoena to produce records, books, documents, electronically stored information, or tangible things shall produce them as they are kept in the usual course of business or shall organize and label them to correspond with the categories in the request.
- (2) **Form of producing electronically stored information not specified.** - If a subpoena does not specify a form for producing electronically stored information, the person responding must produce it in a form or forms in which it ordinarily is maintained or in a reasonably useable form or forms.
- (3) **Electronically stored information in only one form.** - The person responding need not produce the same electronically stored information in more than one form.
- (4) **Inaccessible electronically stored information.** - The person responding need not provide discovery of electronically stored information from sources that the person identifies as not reasonably accessible because of undue burden or cost. On motion to compel discovery or for a protective order, the person responding must show that the information is not reasonably accessible because of undue burden or cost. If that showing is made, the court may nonetheless order discovery from such sources if the requesting party shows good cause, after considering the limitations of Rule 26(b)(1a). The court may specify conditions for discovery, including requiring the party that seeks discovery from a nonparty to bear the costs of locating, preserving, collecting, and producing the electronically stored information involved.
- (5) **Specificity of objection.** - When information subject to a subpoena is withheld on the objection that it is subject to protection as trial preparation materials, or that it is otherwise privileged, the objection shall be made with specificity and shall be supported by a description of the nature of the communications, records, books, papers, documents, electronically stored information, or other tangible things not produced, sufficient for the requesting party to contest the objection.

**INFORMATION FOR WITNESS**

**NOTE:** If you have any questions about being subpoenaed as a witness, you should contact the person named on Page One of this Subpoena in the box labeled "Name And Address Of Applicant Or Applicant's Attorney."

**DUTIES OF A WITNESS**

- Unless otherwise directed by the presiding judge, you must answer all questions asked when you are on the stand giving testimony.
- In answering questions, speak clearly and loudly enough to be heard.
- Your answers to questions must be truthful.
- If you are commanded to produce any items, you must bring them with you to court or to the deposition.
- You must continue to attend court until released by the court. You must continue to attend a deposition until the deposition is completed.

**BRIBING OR THREATENING A WITNESS**

It is a violation of State law for anyone to attempt to bribe, threaten, harass, or intimidate a witness. If anyone attempts to do any of these things concerning your involvement as a witness in a case, you should promptly report that to the district attorney or the presiding judge.

**WITNESS FEE**

A witness under subpoena and that appears in court to testify, is entitled to a small daily fee, and to travel expense reimbursement, if it is necessary to travel outside the county in order to testify. (The fee for an "expert witness" will be set by the presiding judge.) After you have been discharged as a witness, if you desire to collect the statutory fee, you should immediately contact the Clerk's office and certify your attendance as a witness so that you will be paid any amount due you.

## **EXHIBIT A**

Pursuant to Rule 45 of the North Carolina Rules of Civil Procedure and as directed by the accompanying Subpoena *Duces Tecum*, Lynne Jaffe is hereby commanded to produce for inspection and copying the following documents listed below, at the office of Wyrick Robbins Yates & Ponton LLP, Attn: Samuel A. Slater, 4101 Lake Boone Trail, Suite 300, Raleigh, North Carolina 27607, on or before the date and time specified in the Subpoena. In the alternative, you may produce legible photocopies of the documents by delivery to the address shown above or by electronic mail to [sslater@wyrick.com](mailto:sslater@wyrick.com) on or before the date and time specified in the Subpoena.

### **DEFINITIONS AND INSTRUCTIONS**

1. “You” and “your” refers to Lynne Jaffe as recipient of the Subpoena and all of your attorneys, agents, representatives, and all other persons acting, appearing, or purporting to act or appear on your behalf.
2. “Union Grove Farm” refers to the farming operation located at 3109 Dairyland Road, Hillsborough, North Carolina 27278.
3. “Triangle Land Conservancy” refers to the North Carolina non-profit corporation Triangle Land Conservancy, which maintains a registered office and mailing address at 520 S. Duke Street, Durham, North Carolina 27702, and its respective attorneys, principals, officers, employees, board members, agents, representatives, affiliated entities, and all other persons acting, appearing, or purporting to act on its behalf.
4. “Defend Maple View Community” refers to the community group that hosts the website available at: <https://www.defendmapleviewcommunity.com/> as well as any individuals who are members or founders of that group or who have participated in meetings, initiatives, or fundraising efforts led or supported by that group.

5. “Document” or “documents” shall have their customary, broad meaning to include the original, any identical copy, and any non-identical copy of any written, recorded, or graphic matter, however produced or reproduced, including, but not limited to, any letters, correspondence, contracts, notes, memoranda, lists, meeting notes, electronic media, emails, computer files, computer discs, computer hard drives, computer servers, computerized information, telegrams, reports, transcripts of telephone conversations, photocopies, sound or pictorial recordings, books, pamphlets, letters, personal notes, personal diaries, personal calendars, telegraphic messages, carbon copies, electronic or mechanical transmission, data sheets, computer programs and related documents, files and indexes, reports, financial statements, invoices, accounting statements, photograph records, microfilm, microfiche, microprint, photographic negative, photograph, photographic print of slide, receipt, telephone log, telephone message record, time slip, or any other form of writing or record of any kind. This term includes all documents in your actual or constructive possession, custody, or control.

6. “Communication” means both written and verbal exchanges between or among any person or persons and/or entities, including but not limited to verbal conversations, telephone calls, letters, notes, memoranda, reports, telegrams, confirmations, exhibits, drawings, sketches, telexes, teletypes, electronic sound recordings or transcripts thereof, computer-generated messages, text messages, social media messages, electronic communications, emails, and any other documents which constitutes, confirms, embodies, or any way relates to the communication.

7. “Relating to” and “regarding” are used in the broadest sense and mean: constituting, discussing, mentioning, embodying, reflecting, relating or referring to, of, about, concerning, detailing, listing, explaining, compiling, noting, summarizing, exposing, respecting,

involving, touching, implicating, bearing upon, having to do with, associating with, connecting with, in to or opposite to.

8. "Person" or "persons" means individuals as well as entities of all kinds, including but not limited to partnerships, corporations, companies, sole proprietorships, and government agencies of every type and level, as well as individual persons.

9. "And" means "and/or." "Or" means "and/or." "Or" shall be construed conjunctively as well as disjunctively. The plural of any word used herein includes the singular and the singular includes the plural. The masculine gender of any word used herein includes the feminine and neuter. The past tense of any verb used herein includes the present tense and the present tense includes the past tense.

10. In responding to this Subpoena, you are required to follow and comply with North Carolina Rule of Civil Procedure 45 and to provide not only all information, documents, and/or materials available to you, but also information, documents, and/or materials available to your attorneys or legal representatives, or other persons directly or indirectly employed by you, or any other person acting on your behalf or subject to your control.

11. This Subpoena is continuing in nature through the resolution of the matter styled *Triangle Land Conservancy v. Union Grove Farm, Inc.; Bandit Farms II, LLC; Bandit Farms III, LLC; Eastwest Organics, LLC; Harper Grace, LLC; Meredith Sabye*, Case No. 25 CV002097-670 pending in the Superior Court Division of the General Court of Justice for Orange County, North Carolina. You are required to serve supplemental responses and documents and/or materials as additional information may become available and/or known.

12. If any documents or communications responsive to this Subpoena existed at one time but have been discarded, lost, or destroyed, describe by category such documents or things,

state the identity of the person having knowledge of the circumstances of their discard, loss, or destruction, and state the date on which such documents or things were discarded, lost, or destroyed, and the reason such documents or things were discarded, lost, or destroyed.

13. If you cannot provide any particular document or piece of information requested by the Subpoena, then you should provide the greatest amount of documents or information possible, and then explain why you cannot provide the remainder, stating the nature of the documents or information that you cannot furnish and why it cannot be furnished.

14. The Definitions included herein and the Requests that follow are not intended to include privileged information or information protected by the attorney/client privilege or work product doctrine and should be read to expressly exclude such information. If you are withholding documents from production on the grounds of attorney/client privilege or work product, please indicate that in your response to this Subpoena.

15. Unless otherwise noted, the relevant time period of the documents and things to be produced is **January 1, 2022 through the present.**

### **DOCUMENTS TO BE PRODUCED**

1. All communications and documents exchanged between you and Triangle Land Conservancy regarding Union Grove Farm, the property where it currently operates, or its founder, Greg Bohlen.

2. All communications and documents exchanged between you and Defend Maple View Community or any of its members or people acting on its behalf regarding Union Grove Farm, the property where it currently operates, or its founder, Greg Bohlen.

3. All communications and documents exchanged between you and any property owner or resident of Orange County who owns property or resides within a three-mile radius of Union Grove Farm regarding Union Grove Farm, the property where it currently operates, or its founder, Greg Bohlen.

4. All communications and documents exchanged between you and any media or news organization, journalist, or reporter regarding Union Grove Farm, the property where it currently operates, or its founder, Greg Bohlen.

5. All communications and documents exchanged between you and any Orange County official or employee regarding Union Grove Farm, the property where it currently operates, or Union Grove Farm's founder, Greg Bohlen.

6. All communications and documents reflecting or related to any monetary contribution made by you to Triangle Land Conservancy, Defend Maple View Community, or any other group or organization which has expressed opposition to Union Grove Farm, its current or proposed operations, or its founder, Greg Bohlen.

7. All documents within your possession, whether or not exchanged with any other person or entity, which relate to, discuss, or reference, Union Grove Farm, the property where it currently operates, or its founder, Greg Bohlen.

STATE OF NORTH CAROLINA

File No.

25CV002097-670

ORANGE

County

In The General Court Of Justice

District  Superior Court Division

Triangle Land Conservancy

Additional File Numbers

VERSUS

Union Grove Farm, Inc.; Bandit Farms II, LLC; Bandit Farms III, LLC; Eastwest Organics, LLC; Harper Grace, LLC; Meredith G. Saybe

SUBPOENA

G.S. 1A-1, Rule 45; 8-59, -61, -63; 15A-801, -802

Party Requesting Subpoena

State/Plaintiff  Defendant

NOTE TO PARTIES NOT REPRESENTED BY COUNSEL: Subpoenas may be produced at your request, but must be signed and issued by the office of the Clerk of Superior Court, or by a magistrate or judge.

TO Name And Address Of Person Subpoenaed

Tamara Sheldon  
1803 Village Crossing Drive  
Chapel Hill, North Carolina 27517-7581

Alternate Address

Telephone No.

Telephone No.

YOU ARE COMMANDED TO: (check all that apply)

- appear and testify, in the above entitled action, before the court at the place, date and time indicated below.
- appear and testify, in the above entitled action, at a deposition at the place, date and time indicated below.
- produce and permit inspection and copying of the following items, at the place, date and time indicated below.
  - See attached list. (List here if space sufficient)

See Exhibit A attached.

Name And Location Of Court/Place Of Deposition/Place To Produce

Wyrick Robbins Yates & Ponton LLP  
4101 Lake Boone Trail, Suite 300  
Raleigh, North Carolina 27607

Date To Appear/Produce, Until Released

January 19, 2026

Time To Appear/Produce, Until Released

10:00

AM  PM

Date

December 29, 2025

Name And Address Of Applicant Or Applicant's Attorney

Samuel A. Slater & Mary Kate Gladstone  
Wyrick Robbins Yates & Ponton LLP  
4101 Lake Boone Trail, Suite 300  
Raleigh, North Carolina 27607

Signature

Mary Kate Gladstone

- Deputy CSC  Assistant CSC  Clerk Of Superior Court
- Magistrate  Attorney/DA  District Court Judge
- Superior Court Judge

Telephone No. Of Applicant Or Applicant's Attorney

(919) 781-4000

RETURN OF SERVICE

I certify this subpoena was received and served on the person subpoenaed as follows:

- By  personal delivery.  registered or certified mail, receipt requested and attached.
- telephone communication by Sheriff (use only for a witness subpoenaed to appear and testify).
- telephone communication by local law enforcement agency (use only for a witness subpoenaed to appear and testify in a criminal case).

NOTE TO COURT: If the witness was served by telephone communication from a local law enforcement agency in a criminal case, the court may not issue a show cause order or order for arrest against the witness until the witness has been served personally with the written subpoena.

I was unable to serve this subpoena. Reason unable to serve: \_\_\_\_\_

Service Fee \$

Paid  Due

Date Served

Name Of Authorized Server (type or print)

Signature Of Authorized Server

Title/Agency

NOTE TO PERSON REQUESTING SUBPOENA: A copy of this subpoena must be delivered, mailed or faxed to the attorney for each party in this case. If a party is not represented by an attorney, the copy must be mailed or delivered to the party. This does not apply in criminal cases.

**NOTE: Rule 45, North Carolina Rules of Civil Procedure, Subsections (c) and (d).**

**(c) Protection of Persons Subject to Subpoena**

- (1) **Avoid undue burden or expense.** - A party or an attorney responsible for the issuance and service of a subpoena shall take reasonable steps to avoid imposing an undue burden or expense on a person subject to the subpoena. The court shall enforce this subdivision and impose upon the party or attorney in violation of this requirement an appropriate sanction that may include compensating the person unduly burdened for lost earnings and for reasonable attorney's fees.
- (2) **For production of public records or hospital medical records.** - Where the subpoena commands any custodian of public records or any custodian of hospital medical records, as defined in G.S. 8-44.1, to appear for the sole purpose of producing certain records in the custodian's custody, the custodian subpoenaed may, in lieu of personal appearance, tender to the court in which the action is pending by registered or certified mail or by personal delivery, on or before the time specified in the subpoena, certified copies of the records requested together with a copy of the subpoena and an affidavit by the custodian testifying that the copies are true and correct copies and that the records were made and kept in the regular course of business, or if no such records are in the custodian's custody, an affidavit to that effect. When the copies of records are personally delivered under this subdivision, a receipt shall be obtained from the person receiving the records. Any original or certified copy of records or an affidavit delivered according to the provisions of this subdivision, unless otherwise objectionable, shall be admissible in any action or proceeding without further certification or authentication. Copies of hospital medical records tendered under this subdivision shall not be open to inspection or copied by any person, except to the parties to the case or proceedings and their attorneys in depositions, until ordered published by the judge at the time of the hearing or trial. Nothing contained herein shall be construed to waive the physician-patient privilege or to require any privileged communication under law to be disclosed.
- (3) **Written objection to subpoenas.** - Subject to subsection (d) of this rule, a person commanded to appear at a deposition or to produce and permit the inspection and copying of records, books, papers, documents, electronically stored information, or tangible things may, within 10 days after service of the subpoena or before the time specified for compliance if the time is less than 10 days after service, serve upon the party or the attorney designated in the subpoena written objection to the subpoena, setting forth the specific grounds for the objection. The written objection shall comply with the requirements of Rule 11. Each of the following grounds may be sufficient for objecting to a subpoena:
  - a. The subpoena fails to allow reasonable time for compliance.
  - b. The subpoena requires disclosure of privileged or other protected matter and no exception or waiver applies to the privilege or protection.
  - c. The subpoena subjects a person to an undue burden or expense.
  - d. The subpoena is otherwise unreasonable or oppressive.
  - e. The subpoena is procedurally defective.
- (4) **Order of court required to override objection.** - If objection is made under subdivision (3) of this subsection, the party serving the subpoena shall not be entitled to compel the subpoenaed person's appearance at a deposition or to inspect and copy materials to which an objection has been made except pursuant to an order of the court. If objection is made, the party serving the subpoena may, upon notice to the subpoenaed person, move at any time for an order to compel the subpoenaed person's appearance at the deposition or the production of the materials designated in the subpoena. The motion shall be filed in the court in the county in which the deposition or production of materials is to occur.
- (5) **Motion to quash or modify subpoena.** - A person commanded to appear at a trial, hearing, deposition, or to produce and permit the inspection and copying of records, books, papers, documents, electronically stored information, or other tangible things, within 10 days after service of the subpoena or before the time specified for compliance if the time is less than 10 days after service, may file a motion to quash or modify the subpoena. The court shall quash or modify the subpoena if the subpoenaed person demonstrates the existence of any of the reasons set forth in subdivision (3) of this subsection. The motion shall be filed in the court in the county in which the trial, hearing, deposition, or production of materials is to occur.

- (6) **Order to compel expenses to comply with subpoena.** - When a court enters an order compelling a deposition or the production of records, books, papers, documents, electronically stored information, or other tangible things, the order shall protect any person who is not a party or an agent of a party from significant expense resulting from complying with the subpoena. The court may order that the person to whom the subpoena is addressed will be reasonably compensated for the cost of producing the records, books, papers, documents, electronically stored information, or tangible things specified in the subpoena.
- (7) **Trade secrets; confidential information.** - When a subpoena requires disclosure of a trade secret or other confidential research, development, or commercial information, a court may, to protect a person subject to or affected by the subpoena, quash or modify the subpoena, or when the party on whose behalf the subpoena is issued shows a substantial need for the testimony or material that cannot otherwise be met without undue hardship, the court may order a person to make an appearance or produce the materials only on specified conditions stated in the order.
- (8) **Order to quash expenses.** - When a court enters an order quashing or modifying the subpoena, the court may order the party on whose behalf the subpoena is issued to pay all or part of the subpoenaed person's reasonable expenses including attorney's fees.

**(d) Duties in Responding to Subpoena**

- (1) **Form of response.** - A person responding to a subpoena to produce records, books, documents, electronically stored information, or tangible things shall produce them as they are kept in the usual course of business or shall organize and label them to correspond with the categories in the request.
- (2) **Form of producing electronically stored information not specified.** - If a subpoena does not specify a form for producing electronically stored information, the person responding must produce it in a form or forms in which it ordinarily is maintained or in a reasonably useable form or forms.
- (3) **Electronically stored information in only one form.** - The person responding need not produce the same electronically stored information in more than one form.
- (4) **Inaccessible electronically stored information.** - The person responding need not provide discovery of electronically stored information from sources that the person identifies as not reasonably accessible because of undue burden or cost. On motion to compel discovery or for a protective order, the person responding must show that the information is not reasonably accessible because of undue burden or cost. If that showing is made, the court may nonetheless order discovery from such sources if the requesting party shows good cause, after considering the limitations of Rule 26(b)(1a). The court may specify conditions for discovery, including requiring the party that seeks discovery from a nonparty to bear the costs of locating, preserving, collecting, and producing the electronically stored information involved.
- (5) **Specificity of objection.** - When information subject to a subpoena is withheld on the objection that it is subject to protection as trial preparation materials, or that it is otherwise privileged, the objection shall be made with specificity and shall be supported by a description of the nature of the communications, records, books, papers, documents, electronically stored information, or other tangible things not produced, sufficient for the requesting party to contest the objection.

**INFORMATION FOR WITNESS**

**NOTE:** If you have any questions about being subpoenaed as a witness, you should contact the person named on Page One of this Subpoena in the box labeled "Name And Address Of Applicant Or Applicant's Attorney."

**DUTIES OF A WITNESS**

- Unless otherwise directed by the presiding judge, you must answer all questions asked when you are on the stand giving testimony.
- In answering questions, speak clearly and loudly enough to be heard.
- Your answers to questions must be truthful.
- If you are commanded to produce any items, you must bring them with you to court or to the deposition.
- You must continue to attend court until released by the court. You must continue to attend a deposition until the deposition is completed.

**BRIBING OR THREATENING A WITNESS**

It is a violation of State law for anyone to attempt to bribe, threaten, harass, or intimidate a witness. If anyone attempts to do any of these things concerning your involvement as a witness in a case, you should promptly report that to the district attorney or the presiding judge.

**WITNESS FEE**

A witness under subpoena and that appears in court to testify, is entitled to a small daily fee, and to travel expense reimbursement, if it is necessary to travel outside the county in order to testify. (The fee for an "expert witness" will be set by the presiding judge.) After you have been discharged as a witness, if you desire to collect the statutory fee, you should immediately contact the Clerk's office and certify your attendance as a witness so that you will be paid any amount due you.

## **EXHIBIT A**

Pursuant to Rule 45 of the North Carolina Rules of Civil Procedure and as directed by the accompanying Subpoena *Duces Tecum*, Tamara Sheldon is hereby commanded to produce for inspection and copying the following documents listed below, at the office of Wyrick Robbins Yates & Ponton LLP, Attn: Samuel A. Slater, 4101 Lake Boone Trail, Suite 300, Raleigh, North Carolina 27607, on or before the date and time specified in the Subpoena. In the alternative, you may produce legible photocopies of the documents by delivery to the address shown above or by electronic mail to [sslater@wyrick.com](mailto:sslater@wyrick.com) on or before the date and time specified in the Subpoena.

### **DEFINITIONS AND INSTRUCTIONS**

1. “You” and “your” refers to Tamara Sheldon as recipient of the Subpoena and all of your attorneys, agents, representatives, and all other persons acting, appearing, or purporting to act or appear on your behalf.

2. “Union Grove Farm” refers to the farming operation located at 3109 Dairyland Road, Hillsborough, North Carolina 27278.

3. “Triangle Land Conservancy” refers to the North Carolina non-profit corporation Triangle Land Conservancy, which maintains a registered office and mailing address at 520 S. Duke Street, Durham, North Carolina 27702, and its respective attorneys, principals, officers, employees, board members, agents, representatives, affiliated entities, and all other persons acting, appearing, or purporting to act on its behalf.

4. “Defend Maple View Community” refers to the community group that hosts the website available at: <https://www.defendmapleviewcommunity.com/> as well as any individuals who are members or founders of that group or who have participated in meetings, initiatives, or fundraising efforts led or supported by that group.

5. "Document" or "documents" shall have their customary, broad meaning to include the original, any identical copy, and any non-identical copy of any written, recorded, or graphic matter, however produced or reproduced, including, but not limited to, any letters, correspondence, contracts, notes, memoranda, lists, meeting notes, electronic media, emails, computer files, computer discs, computer hard drives, computer servers, computerized information, telegrams, reports, transcripts of telephone conversations, photocopies, sound or pictorial recordings, books, pamphlets, letters, personal notes, personal diaries, personal calendars, telegraphic messages, carbon copies, electronic or mechanical transmission, data sheets, computer programs and related documents, files and indexes, reports, financial statements, invoices, accounting statements, photograph records, microfilm, microfiche, microprint, photographic negative, photograph, photographic print of slide, receipt, telephone log, telephone message record, time slip, or any other form of writing or record of any kind. This term includes all documents in your actual or constructive possession, custody, or control.

6. "Communication" means both written and verbal exchanges between or among any person or persons and/or entities, including but not limited to verbal conversations, telephone calls, letters, notes, memoranda, reports, telegrams, confirmations, exhibits, drawings, sketches, telexes, teletypes, electronic sound recordings or transcripts thereof, computer-generated messages, text messages, social media messages, electronic communications, emails, and any other documents which constitutes, confirms, embodies, or any way relates to the communication.

7. "Relating to" and "regarding" are used in the broadest sense and mean: constituting, discussing, mentioning, embodying, reflecting, relating or referring to, of, about, concerning, detailing, listing, explaining, compiling, noting, summarizing, exposing, respecting,

involving, touching, implicating, bearing upon, having to do with, associating with, connecting with, in to or opposite to.

8. "Person" or "persons" means individuals as well as entities of all kinds, including but not limited to partnerships, corporations, companies, sole proprietorships, and government agencies of every type and level, as well as individual persons.

9. "And" means "and/or." "Or" means "and/or." "Or" shall be construed conjunctively as well as disjunctively. The plural of any word used herein includes the singular and the singular includes the plural. The masculine gender of any word used herein includes the feminine and neuter. The past tense of any verb used herein includes the present tense and the present tense includes the past tense.

10. In responding to this Subpoena, you are required to follow and comply with North Carolina Rule of Civil Procedure 45 and to provide not only all information, documents, and/or materials available to you, but also information, documents, and/or materials available to your attorneys or legal representatives, or other persons directly or indirectly employed by you, or any other person acting on your behalf or subject to your control.

11. This Subpoena is continuing in nature through the resolution of the matter styled *Triangle Land Conservancy v. Union Grove Farm, Inc.; Bandit Farms II, LLC; Bandit Farms III, LLC; Eastwest Organics, LLC; Harper Grace, LLC; Meredith Sabye*, Case No. 25 CV002097-670 pending in the Superior Court Division of the General Court of Justice for Orange County, North Carolina. You are required to serve supplemental responses and documents and/or materials as additional information may become available and/or known.

12. If any documents or communications responsive to this Subpoena existed at one time but have been discarded, lost, or destroyed, describe by category such documents or things,

state the identity of the person having knowledge of the circumstances of their discard, loss, or destruction, and state the date on which such documents or things were discarded, lost, or destroyed, and the reason such documents or things were discarded, lost, or destroyed.

13. If you cannot provide any particular document or piece of information requested by the Subpoena, then you should provide the greatest amount of documents or information possible, and then explain why you cannot provide the remainder, stating the nature of the documents or information that you cannot furnish and why it cannot be furnished.

14. The Definitions included herein and the Requests that follow are not intended to include privileged information or information protected by the attorney/client privilege or work product doctrine and should be read to expressly exclude such information. If you are withholding documents from production on the grounds of attorney/client privilege or work product, please indicate that in your response to this Subpoena.

15. Unless otherwise noted, the relevant time period of the documents and things to be produced is **January 1, 2022 through the present.**

### **DOCUMENTS TO BE PRODUCED**

1. All communications and documents exchanged between you and Triangle Land Conservancy regarding Union Grove Farm, the property where it currently operates, or its founder, Greg Bohlen.

2. All communications and documents exchanged between you and Defend Maple View Community or any of its members or people acting on its behalf regarding Union Grove Farm, the property where it currently operates, or its founder, Greg Bohlen.

3. All communications and documents exchanged between you and any property owner or resident of Orange County who owns property or resides within a three-mile radius of Union Grove Farm regarding Union Grove Farm, the property where it currently operates, or its founder, Greg Bohlen.

4. All communications and documents exchanged between you and any media or news organization, journalist, or reporter regarding Union Grove Farm, the property where it currently operates, or its founder, Greg Bohlen.

5. All communications and documents exchanged between you and any Orange County official or employee regarding Union Grove Farm, the property where it currently operates, or Union Grove Farm's founder, Greg Bohlen.

6. All communications and documents reflecting or related to any monetary contribution made by you to Triangle Land Conservancy, Defend Maple View Community, or any other group or organization which has expressed opposition to Union Grove Farm, its current or proposed operations, or its founder, Greg Bohlen.

7. All documents within your possession, whether or not exchanged with any other person or entity, which relate to, discuss, or reference, Union Grove Farm, the property where it currently operates, or its founder, Greg Bohlen.

STATE OF NORTH CAROLINA

File No.

25CV002097-670

ORANGE

County

In The General Court Of Justice

District  Superior Court Division

Triangle Land Conservancy

Additional File Numbers

VERSUS

Union Grove Farm, Inc.; Bandit Farms II, LLC; Bandit Farms III, LLC; Eastwest Organics, LLC; Harper Grace, LLC; Meredith G. Saybe

SUBPOENA

G.S. 1A-1, Rule 45; 8-59, -61, -63; 15A-801, -802

Party Requesting Subpoena

State/Plaintiff  Defendant

NOTE TO PARTIES NOT REPRESENTED BY COUNSEL: Subpoenas may be produced at your request, but must be signed and issued by the office of the Clerk of Superior Court, or by a magistrate or judge.

TO

Name And Address Of Person Subpoenaed

Susan Walser  
2303 Western Park Lane  
Hillsborough, North Carolina 27278-9396

Alternate Address

Susan Walser  
891 Willow Drive, Suite 6  
Chapel Hill, North Carolina 27514-7077

Telephone No.

Telephone No.

YOU ARE COMMANDED TO: (check all that apply)

- appear and testify, in the above entitled action, before the court at the place, date and time indicated below.
- appear and testify, in the above entitled action, at a deposition at the place, date and time indicated below.
- produce and permit inspection and copying of the following items, at the place, date and time indicated below.
  - See attached list. (List here if space sufficient)

See Exhibit A attached.

Name And Location Of Court/Place Of Deposition/Place To Produce

Wyrick Robbins Yates & Ponton LLP  
4101 Lake Boone Trail, Suite 300  
Raleigh, North Carolina 27607

Date To Appear/Produce, Until Released

January 19, 2026

Time To Appear/Produce, Until Released

10:00

AM  PM

Date

December 29, 2025

Name And Address Of Applicant Or Applicant's Attorney

Samuel A. Slater & Mary Kate Gladstone  
Wyrick Robbins Yates & Ponton LLP  
4101 Lake Boone Trail, Suite 300  
Raleigh, North Carolina 27607

Signature

*Mary Kate Gladstone*

- Deputy CSC  Assistant CSC  Clerk Of Superior Court
- Magistrate  Attorney/DA  District Court Judge
- Superior Court Judge

Telephone No. Of Applicant Or Applicant's Attorney

(919) 781-4000

RETURN OF SERVICE

I certify this subpoena was received and served on the person subpoenaed as follows:

- By  personal delivery.  registered or certified mail, receipt requested and attached.
- telephone communication by Sheriff (use only for a witness subpoenaed to appear and testify).
- telephone communication by local law enforcement agency (use only for a witness subpoenaed to appear and testify in a criminal case).

NOTE TO COURT: If the witness was served by telephone communication from a local law enforcement agency in a criminal case, the court may not issue a show cause order or order for arrest against the witness until the witness has been served personally with the written subpoena.

I was unable to serve this subpoena. Reason unable to serve: \_\_\_\_\_

Service Fee  
\$

Paid  
 Due

Date Served

Name Of Authorized Server (type or print)

Signature Of Authorized Server

Title/Agency

NOTE TO PERSON REQUESTING SUBPOENA: A copy of this subpoena must be delivered, mailed or faxed to the attorney for each party in this case. If a party is not represented by an attorney, the copy must be mailed or delivered to the party. This does not apply in criminal cases.

**NOTE: Rule 45, North Carolina Rules of Civil Procedure, Subsections (c) and (d).**

**(c) Protection of Persons Subject to Subpoena**

- (1) **Avoid undue burden or expense.** - A party or an attorney responsible for the issuance and service of a subpoena shall take reasonable steps to avoid imposing an undue burden or expense on a person subject to the subpoena. The court shall enforce this subdivision and impose upon the party or attorney in violation of this requirement an appropriate sanction that may include compensating the person unduly burdened for lost earnings and for reasonable attorney's fees.
- (2) **For production of public records or hospital medical records.** - Where the subpoena commands any custodian of public records or any custodian of hospital medical records, as defined in G.S. 8-44.1, to appear for the sole purpose of producing certain records in the custodian's custody, the custodian subpoenaed may, in lieu of personal appearance, tender to the court in which the action is pending by registered or certified mail or by personal delivery, on or before the time specified in the subpoena, certified copies of the records requested together with a copy of the subpoena and an affidavit by the custodian testifying that the copies are true and correct copies and that the records were made and kept in the regular course of business, or if no such records are in the custodian's custody, an affidavit to that effect. When the copies of records are personally delivered under this subdivision, a receipt shall be obtained from the person receiving the records. Any original or certified copy of records or an affidavit delivered according to the provisions of this subdivision, unless otherwise objectionable, shall be admissible in any action or proceeding without further certification or authentication. Copies of hospital medical records tendered under this subdivision shall not be open to inspection or copied by any person, except to the parties to the case or proceedings and their attorneys in depositions, until ordered published by the judge at the time of the hearing or trial. Nothing contained herein shall be construed to waive the physician-patient privilege or to require any privileged communication under law to be disclosed.
- (3) **Written objection to subpoenas.** - Subject to subsection (d) of this rule, a person commanded to appear at a deposition or to produce and permit the inspection and copying of records, books, papers, documents, electronically stored information, or tangible things may, within 10 days after service of the subpoena or before the time specified for compliance if the time is less than 10 days after service, serve upon the party or the attorney designated in the subpoena written objection to the subpoena, setting forth the specific grounds for the objection. The written objection shall comply with the requirements of Rule 11. Each of the following grounds may be sufficient for objecting to a subpoena:
  - a. The subpoena fails to allow reasonable time for compliance.
  - b. The subpoena requires disclosure of privileged or other protected matter and no exception or waiver applies to the privilege or protection.
  - c. The subpoena subjects a person to an undue burden or expense.
  - d. The subpoena is otherwise unreasonable or oppressive.
  - e. The subpoena is procedurally defective.
- (4) **Order of court required to override objection.** - If objection is made under subdivision (3) of this subsection, the party serving the subpoena shall not be entitled to compel the subpoenaed person's appearance at a deposition or to inspect and copy materials to which an objection has been made except pursuant to an order of the court. If objection is made, the party serving the subpoena may, upon notice to the subpoenaed person, move at any time for an order to compel the subpoenaed person's appearance at the deposition or the production of the materials designated in the subpoena. The motion shall be filed in the court in the county in which the deposition or production of materials is to occur.
- (5) **Motion to quash or modify subpoena.** - A person commanded to appear at a trial, hearing, deposition, or to produce and permit the inspection and copying of records, books, papers, documents, electronically stored information, or other tangible things, within 10 days after service of the subpoena or before the time specified for compliance if the time is less than 10 days after service, may file a motion to quash or modify the subpoena. The court shall quash or modify the subpoena if the subpoenaed person demonstrates the existence of any of the reasons set forth in subdivision (3) of this subsection. The motion shall be filed in the court in the county in which the trial, hearing, deposition, or production of materials is to occur.

- (6) **Order to compel; expenses to comply with subpoena.** - When a court enters an order compelling a deposition or the production of records, books, papers, documents, electronically stored information, or other tangible things, the order shall protect any person who is not a party or an agent of a party from significant expense resulting from complying with the subpoena. The court may order that the person to whom the subpoena is addressed will be reasonably compensated for the cost of producing the records, books, papers, documents, electronically stored information, or tangible things specified in the subpoena.
- (7) **Trade secrets; confidential information.** - When a subpoena requires disclosure of a trade secret or other confidential research, development, or commercial information, a court may, to protect a person subject to or affected by the subpoena, quash or modify the subpoena, or when the party on whose behalf the subpoena is issued shows a substantial need for the testimony or material that cannot otherwise be met without undue hardship, the court may order a person to make an appearance or produce the materials only on specified conditions stated in the order.
- (8) **Order to quash; expenses.** - When a court enters an order quashing or modifying the subpoena, the court may order the party on whose behalf the subpoena is issued to pay all or part of the subpoenaed person's reasonable expenses including attorney's fees.

**(d) Duties in Responding to Subpoena**

- (1) **Form of response.** - A person responding to a subpoena to produce records, books, documents, electronically stored information, or tangible things shall produce them as they are kept in the usual course of business or shall organize and label them to correspond with the categories in the request.
- (2) **Form of producing electronically stored information not specified.** - If a subpoena does not specify a form for producing electronically stored information, the person responding must produce it in a form or forms in which it ordinarily is maintained or in a reasonably useable form or forms.
- (3) **Electronically stored information in only one form.** - The person responding need not produce the same electronically stored information in more than one form.
- (4) **Inaccessible electronically stored information.** - The person responding need not provide discovery of electronically stored information from sources that the person identifies as not reasonably accessible because of undue burden or cost. On motion to compel discovery or for a protective order, the person responding must show that the information is not reasonably accessible because of undue burden or cost. If that showing is made, the court may nonetheless order discovery from such sources if the requesting party shows good cause, after considering the limitations of Rule 26(b)(1a). The court may specify conditions for discovery, including requiring the party that seeks discovery from a nonparty to bear the costs of locating, preserving, collecting, and producing the electronically stored information involved.
- (5) **Specificity of objection.** - When information subject to a subpoena is withheld on the objection that it is subject to protection as trial preparation materials, or that it is otherwise privileged, the objection shall be made with specificity and shall be supported by a description of the nature of the communications, records, books, papers, documents, electronically stored information, or other tangible things not produced, sufficient for the requesting party to contest the objection.

**INFORMATION FOR WITNESS**

**NOTE:** If you have any questions about being subpoenaed as a witness, you should contact the person named on Page One of this Subpoena in the box labeled "Name And Address Of Applicant Or Applicant's Attorney."

**DUTIES OF A WITNESS**

- Unless otherwise directed by the presiding judge, you must answer all questions asked when you are on the stand giving testimony.
- In answering questions, speak clearly and loudly enough to be heard.
- Your answers to questions must be truthful.
- If you are commanded to produce any items, you must bring them with you to court or to the deposition.
- You must continue to attend court until released by the court. You must continue to attend a deposition until the deposition is completed.

**BRIBING OR THREATENING A WITNESS**

It is a violation of State law for anyone to attempt to bribe, threaten, harass, or intimidate a witness. If anyone attempts to do any of these things concerning your involvement as a witness in a case, you should promptly report that to the district attorney or the presiding judge.

**WITNESS FEE**

A witness under subpoena and that appears in court to testify, is entitled to a small daily fee, and to travel expense reimbursement, if it is necessary to travel outside the county in order to testify. (The fee for an "expert witness" will be set by the presiding judge.) After you have been discharged as a witness, if you desire to collect the statutory fee, you should immediately contact the Clerk's office and certify your attendance as a witness so that you will be paid any amount due you.

## **EXHIBIT A**

Pursuant to Rule 45 of the North Carolina Rules of Civil Procedure and as directed by the accompanying Subpoena *Duces Tecum*, Susan Walser is hereby commanded to produce for inspection and copying the following documents listed below, at the office of Wyrick Robbins Yates & Ponton LLP, Attn: Samuel A. Slater, 4101 Lake Boone Trail, Suite 300, Raleigh, North Carolina 27607, on or before the date and time specified in the Subpoena. In the alternative, you may produce legible photocopies of the documents by delivery to the address shown above or by electronic mail to [sslater@wyrick.com](mailto:sslater@wyrick.com) on or before the date and time specified in the Subpoena.

### **DEFINITIONS AND INSTRUCTIONS**

1. “You” and “your” refers to Susan Walser as recipient of the Subpoena and all of your attorneys, agents, representatives, and all other persons acting, appearing, or purporting to act or appear on your behalf.
2. “Union Grove Farm” refers to the farming operation located at 3109 Dairyland Road, Hillsborough, North Carolina 27278.
3. “Triangle Land Conservancy” refers to the North Carolina non-profit corporation Triangle Land Conservancy, which maintains a registered office and mailing address at 520 S. Duke Street, Durham, North Carolina 27702, and its respective attorneys, principals, officers, employees, board members, agents, representatives, affiliated entities, and all other persons acting, appearing, or purporting to act on its behalf.
4. “Defend Maple View Community” refers to the community group that hosts the website available at: <https://www.defendmapleviewcommunity.com/> as well as any individuals who are members or founders of that group or who have participated in meetings, initiatives, or fundraising efforts led or supported by that group.

5. "Document" or "documents" shall have their customary, broad meaning to include the original, any identical copy, and any non-identical copy of any written, recorded, or graphic matter, however produced or reproduced, including, but not limited to, any letters, correspondence, contracts, notes, memoranda, lists, meeting notes, electronic media, emails, computer files, computer discs, computer hard drives, computer servers, computerized information, telegrams, reports, transcripts of telephone conversations, photocopies, sound or pictorial recordings, books, pamphlets, letters, personal notes, personal diaries, personal calendars, telegraphic messages, carbon copies, electronic or mechanical transmission, data sheets, computer programs and related documents, files and indexes, reports, financial statements, invoices, accounting statements, photograph records, microfilm, microfiche, microprint, photographic negative, photograph, photographic print of slide, receipt, telephone log, telephone message record, time slip, or any other form of writing or record of any kind. This term includes all documents in your actual or constructive possession, custody, or control.

6. "Communication" means both written and verbal exchanges between or among any person or persons and/or entities, including but not limited to verbal conversations, telephone calls, letters, notes, memoranda, reports, telegrams, confirmations, exhibits, drawings, sketches, telexes, teletypes, electronic sound recordings or transcripts thereof, computer-generated messages, text messages, social media messages, electronic communications, emails, and any other documents which constitutes, confirms, embodies, or any way relates to the communication.

7. "Relating to" and "regarding" are used in the broadest sense and mean: constituting, discussing, mentioning, embodying, reflecting, relating or referring to, of, about, concerning, detailing, listing, explaining, compiling, noting, summarizing, exposing, respecting,

involving, touching, implicating, bearing upon, having to do with, associating with, connecting with, in to or opposite to.

8. "Person" or "persons" means individuals as well as entities of all kinds, including but not limited to partnerships, corporations, companies, sole proprietorships, and government agencies of every type and level, as well as individual persons.

9. "And" means "and/or." "Or" means "and/or." "Or" shall be construed conjunctively as well as disjunctively. The plural of any word used herein includes the singular and the singular includes the plural. The masculine gender of any word used herein includes the feminine and neuter. The past tense of any verb used herein includes the present tense and the present tense includes the past tense.

10. In responding to this Subpoena, you are required to follow and comply with North Carolina Rule of Civil Procedure 45 and to provide not only all information, documents, and/or materials available to you, but also information, documents, and/or materials available to your attorneys or legal representatives, or other persons directly or indirectly employed by you, or any other person acting on your behalf or subject to your control.

11. This Subpoena is continuing in nature through the resolution of the matter styled *Triangle Land Conservancy v. Union Grove Farm, Inc.; Bandit Farms II, LLC; Bandit Farms III, LLC; Eastwest Organics, LLC; Harper Grace, LLC; Meredith Sabye*, Case No. 25 CV002097-670 pending in the Superior Court Division of the General Court of Justice for Orange County, North Carolina. You are required to serve supplemental responses and documents and/or materials as additional information may become available and/or known.

12. If any documents or communications responsive to this Subpoena existed at one time but have been discarded, lost, or destroyed, describe by category such documents or things,

state the identity of the person having knowledge of the circumstances of their discard, loss, or destruction, and state the date on which such documents or things were discarded, lost, or destroyed, and the reason such documents or things were discarded, lost, or destroyed.

13. If you cannot provide any particular document or piece of information requested by the Subpoena, then you should provide the greatest amount of documents or information possible, and then explain why you cannot provide the remainder, stating the nature of the documents or information that you cannot furnish and why it cannot be furnished.

14. The Definitions included herein and the Requests that follow are not intended to include privileged information or information protected by the attorney/client privilege or work product doctrine and should be read to expressly exclude such information. If you are withholding documents from production on the grounds of attorney/client privilege or work product, please indicate that in your response to this Subpoena.

15. Unless otherwise noted, the relevant time period of the documents and things to be produced is **January 1, 2022 through the present.**

### **DOCUMENTS TO BE PRODUCED**

1. All communications and documents exchanged between you and Triangle Land Conservancy regarding Union Grove Farm, the property where it currently operates, or its founder, Greg Bohlen.

2. All communications and documents exchanged between you and Defend Maple View Community or any of its members or people acting on its behalf regarding Union Grove Farm, the property where it currently operates, or its founder, Greg Bohlen.

3. All communications and documents exchanged between you and any property owner or resident of Orange County who owns property or resides within a three-mile radius of Union Grove Farm regarding Union Grove Farm, the property where it currently operates, or its founder, Greg Bohlen.

4. All communications and documents exchanged between you and any media or news organization, journalist, or reporter regarding Union Grove Farm, the property where it currently operates, or its founder, Greg Bohlen.

5. All communications and documents exchanged between you and any Orange County official or employee regarding Union Grove Farm, the property where it currently operates, or Union Grove Farm's founder, Greg Bohlen.

6. All communications and documents reflecting or related to any monetary contribution made by you to Triangle Land Conservancy, Defend Maple View Community, or any other group or organization which has expressed opposition to Union Grove Farm, its current or proposed operations, or its founder, Greg Bohlen.

7. All documents within your possession, whether or not exchanged with any other person or entity, which relate to, discuss, or reference, Union Grove Farm, the property where it currently operates, or its founder, Greg Bohlen.

LAW OFFICES OF  
**F. BRYAN BRICE, JR.**

---

F. BRYAN BRICE, JR.  
ROBERT LANE  
ANDREW SHORES  
PATRICK LONGEST  
CATHERINE CRALLE JONES, OF COUNSEL  
JOHN PATTESON, OF COUNSEL  
ROB GELBLUM, OF COUNSEL

130 S. SALISBURY STREET  
RALEIGH, NC 27601  
TEL: (919) 754-1600  
FAX: (919) 573-4252  
[WWW.ATTYBRYANBRICE.COM](http://WWW.ATTYBRYANBRICE.COM)  
[INFO@ATTYBRYANBRICE.COM](mailto:INFO@ATTYBRYANBRICE.COM)

**FACSIMILE TRANSMITTAL**

**DATE:** January 13, 2026  
**FROM:** Law Office of F. Bryan Brice, Jr.

**PLEASE DELIVER TO:**

**TO:** Mary Kate Gladstone  
Samuel A. Slater  
Wyrick Robbins Yates & Ponton, LLP  
4101 Lake Boone Trail, Ste. 300  
Raleigh, NC 27607

**FAX NO.:** (919) 781-4865

**RE:** *Triangle Land Conservancy v. Union Grove Farm, Inc., et al*  
Orange County Case File No. 25CV002097-670

**PAGES:** 4 (including cover page)

**NOTES:** Enclosed herewith, please find a written objection to the subpoenas that were served on our clients regarding the above-referenced matter.

---

WARNING

THE INFORMATION CONTAINED IN THIS FACSIMILE MESSAGE IS ATTORNEY PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY NAMED ABOVE. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT DISSEMINATION OR DISTRIBUTION OR COPY OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US IMMEDIATELY BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US AT THE ABOVE ADDRESS VIA UNITED STATES POSTAL SERVICE. THANK YOU.



**LAW OFFICES OF  
F. BRYAN BRICE, JR.**

---

F. BRYAN BRICE, JR.  
ROBERT LANE  
ANDREW SHORES  
PATRICK LONGEST  
CATHERINE CRALLE JONES, OF COUNSEL  
JOHN PATTESON, OF COUNSEL  
ROB GELBLUM, OF COUNSEL

130 S. SALISBURY STREET  
RALEIGH, NC 27601  
TEL: (919) 754-1600  
FAX: (919) 573-4252  
[WWW.ATTYBRYANBRICE.COM](http://WWW.ATTYBRYANBRICE.COM)  
[INFO@ATTYBRYANBRICE.COM](mailto:INFO@ATTYBRYANBRICE.COM)

January 13, 2026

**VIA TELECOPIER AND EMAIL**

Mary Kate Gladstone  
Samuel A. Slater  
Wyrick Robbins Yates & Ponton LLP  
4101 Lake Boone Trail, Ste. 300  
Raleigh, NC27607  
Telecopier: (919) 781-4865  
Email: [mgladstone@wyrick.com](mailto:mgladstone@wyrick.com)  
[sslater@wyrick.com](mailto:sslater@wyrick.com)

**Re: *Triangle Land Conservancy v. Union Grove Farm, Inc., et al.*  
Orange County Case No: 25CV002097-670**

Attorney Gladstone:

This letter serves as the written objection to the respective subpoenas ("Subpoena") you issued to Amy Cannon, Derb Carter, Jefferson Holt, Lynne Jaffe, Susan Walser, and Tamara Sheldon (together, the "Subpoena Recipients"). The Subpoena provides a deadline for compliance of January 19, 2026, at 10:00 A.M.

The Subpoena fails to allow reasonable time for compliance, requires the disclosure of privileged or protected matters, subjects Subpoena Recipients to undue burden or expense, is otherwise unreasonable or oppressive, and is procedurally improper. The Subpoena Recipients are not parties to the above-referenced action (the "Lawsuit"). This written objection is timely served pursuant to N.C. R. Civ. P. 45(c)(3).

The Subpoena is overly broad and contains seven (7) enumerated requests for numerous and voluminous documents from Subpoena Recipients with no demonstrated relevancy to the issues in the Lawsuit. As you know, Triangle Land Conservancy ("TLC") brought the Lawsuit against Union Grove Farm, Inc. *et al.* ("Union Grove" or "Issuing Party") (together, the "Parties"), and upon information and belief, Subpoena Recipients were not involved in any of the facts and circumstances of this Lawsuit. However, the Subpoena seeks a broad swath of documents and communications with numerous third parties that are, at best, only tangentially relevant. *See, e.g., Nicholson v. Thom*, 236 N.C. App. 308, 319 (2014) ("The law recognizes the right of a witness

Wyrick Robbins Yates & Ponton LLP  
Page 2 of 3  
January 12, 2026

subpoenaed duces tecum to refuse to produce documents which are not material to the issue or which are of a privileged character.”).

The Subpoena spans a four-year period but provides, at best, only ten (10) full business days for compliance. Additionally, the Subpoena seeks information equally accessible to the named Parties in this action, making the imposition on the non-party Subpoena Recipients more improper. Moreover, the Subpoena is styled as a discovery request, indicating that it is “continuing in nature through the resolution” of the Lawsuit and the Subpoena Recipients “are required to serve supplement responses.” (Subp., Ex. A, Instr. No. 11). This, too, is improper. *State v. Newell*, 82 N.C. App. 707, 709 (1986) (“Discovery is not a proper purpose for a subpoena duces tecum....”).

More egregiously, the Subpoena is nothing more than a fishing expedition. The Subpoena makes grand requests such as, “[a]ll communications and documents exchanged...within a three-mile radius...” (Subp., Ex. A, Docs to Produced No. ¶ 3). Furthermore, the Subpoena requests “[a]ll documents within your possession, whether or not exchanged with any other person or entity, which relate to, discuss, or reference Union Grove Farm, the property where it currently operates, or its founder, Greg Bohlen.” (*Id.* ¶ 7). The Subpoena casts a wide net intending to gather all documents, communications, etc., vaguely referencing the Issuing Party with no particularity. *See Newell*, 82 N.C. App. at 709 (“[A]nything in the nature of a mere ‘fishing expedition’ will not be allowed.”).

The Issuing Party should be mindful of its obligations under N.C. R. Civ. P. 45 to avoid imposing undue burden and expense on a non-party recipient. The permissible scope of discovery by subpoena under Rule 45 is not broader than the scope of discovery available from parties under Rule 26. Under Rule 26, discovery is limited to relevant, non-privileged information that is proportional to the needs of the case. Further, pursuant to N.C. R. Civ. P. 26(b)(1a), the issuing party must exercise due diligence to prevent undue burden where the information sought can be obtained from a more efficient, convenient, or less burdensome source.

Accordingly, a subpoena “must describe the document ... the witness is commanded to bring ... with *such definiteness* that the witness can identify them *without* prolonged or extensive search.” *Vaughan v. Broadfoot*, 267 N.C. 691, 696 (1966) (emphasis added). For the same reason, the Issuing Party “is not entitled to have brought in a mass of books and papers in order that he may search them through to gather evidence.” *Newell*, 82 N.C. App. at 709.

The Issuing Party’s basis for the Subpoena appears to be Paragraph No. 26 of the above-referenced Complaint which provides that “TLC was contacted by a neighbor of the Conservation Property...” (Compl., ¶ 26). This does not constitute a reasonable justification to subject several non-parties with such a broad and extensive Subpoena. The better practice, especially where such documents and communications lie with a Party to the suit, is to seek discovery directly from TLC, an actual party to the Lawsuit.

Wyrick Robbins Yates & Ponton LLP  
Page 3 of 3  
January 12, 2026

Certain of the Subpoena Recipients assert unique objections. Susan Walser's subpoena, for example, was improperly served and, therefore, is otherwise procedurally improper. This objection does not constitute a waiver or acceptance of service. Additionally, Derb Carter's subpoena seeks records known to Union Grove and their Counsel to be privileged and confidential attorney work-product and/or attorney-client communications.

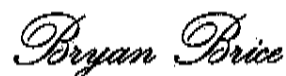
Upon information and belief, there are other recipients of the Subpoena. While these recipients are not represented by our firm, their circumstances demonstrate similar concerns and otherwise warrant an objection.

Ultimately, given the overbreadth of the Subpoena and the unreasonably short deadline afforded by it, January 19, 2026, there is insufficient time provided for compliance. Subpoena Recipients received the Subpoena at varying times, with one as early as Saturday, January 3, 2026, and others as late as Monday, January 12, 2026, due to travel for the holidays. Therefore, the Subpoena allows at most ten (10) full business days for compliance, and as little as four (4) full business days for compliance with a request of documents spanning four (4) years. Additionally, the Subpoena signed December 29, 2026, does not consider the holiday period during which it is issued. These practical considerations are an important aspect of the reasonable issuance of a subpoena. The timeline set by the Subpoena for compliance is not reasonable based on what it requests and therefore places undue burden on our clients.

For the foregoing reasons, each of the Subpoena Recipients object to the Subpoena. We also trust that you realize that the Subpoena appears to be designed to thwart or dissuade citizens and members of the community from participating in lawful government proceedings. The Subpoena Recipients expressly reserve the right to supplement, amend, and/or restate these objections with further specificity.

Should you have any questions or concerns, do not hesitate to contact our office at: (919) 754-1600.

Sincerely,



F. Bryan Brice, Jr.

**From:** [Samuel A. Slater](#)  
**To:** [Robert Lane](#)  
**Cc:** [Mary Kate Gladstone](#); [Bryan Brice](#); [Andrew Shores](#); [Jeremy Best](#); [Uben Lazo](#)  
**Subject:** RE: Triangle Land Conservancy v. Union Grove Farm Subpoenas  
**Date:** Wednesday, March 18, 2026 12:52:17 PM  
**Attachments:** [image002.png](#)

---

Robert—I'm disappointed. We have participated in good faith and you have delayed. You all said you would provide specificity on the claimed burdensomeness, and you never have. That is likely because there is no burden. It's some emails and text messages organizing against Greg Bohlen and Union Grove Farm in coordination with Triangle Land Conservancy—written documents that most certainly exist and are most certainly relevant and discoverable.

We said we were ready to move to compel, and you said responded and said it was premature, indicating that some documents may be forthcoming. Now three weeks later and you stand on your objections like Andrew said you would originally. That is fine to do, but you should have done so originally and not added months to the case.

You have repeatedly ignored my question—does Derb Carter represent anyone as a lawyer? All your communications have done so far have repeated in different shades your original objections. You have provided no information whatsoever that would allow us to further evaluate your objections. I am confident that a Court's review of our exchanges, and the weeks of time we provided for your consideration only the receive the email below today, show that we have in fact taken all reasonable steps to avoid imposing an undue burden on your clients. Your position seems to be that providing anything at all is an undue burden. I disagree and I am confident the Court will too.

For clarity and a final attempt at resolution, we will not file or withdraw our pending Motion to Compel if you provide the emails and text messages that we both know exist between and among your clients and others about Union Grove Farm, Greg Bohlen, and the organized opposition the activities at Union Grove Farm.

Thank you.

Sam

Samuel A. Slater  
ATTORNEY

Direct: 919.865.1119  
[sslater@wyrick.com](mailto:sslater@wyrick.com)

Wyrick Robbins Yates & Ponton LLP  
4101 Lake Boone Trail, Suite 300  
Raleigh, NC 27607  
P: 919.781.4000 F: 919.781.4865  
[www.wyrick.com](http://www.wyrick.com)



The contents of this e-mail message may be privileged and/or confidential. If you are not the intended recipient, any review, dissemination, copying, distribution or other use of the contents of this message or any attachment by you is strictly prohibited. If you receive this communication in error, please notify us immediately by return e-mail or by telephone (919-781-4000), and please delete this message and all attachments from your system. Thank you.



---

**From:** Robert Lane <robert@attybryanbrice.com>

**Sent:** Wednesday, March 18, 2026 12:27 PM

**To:** Samuel A. Slater <SSlater@wyrick.com>

**Cc:** Mary Kate Gladstone <MGladstone@wyrick.com>; Bryan Brice <bryan@attybryanbrice.com>; Andrew Shores <Drew@attybryanbrice.com>; Jeremy Best <jeremy@attybryanbrice.com>; Uben Lazo <Uben@attybryanbrice.com>

**Subject:** RE: Triangle Land Conservancy v. Union Grove Farm Subpoenas

[EXTERNAL]

Samuel:

I hope all is well. Thanks for following up with us.

We stated and outlined our objections to the referenced subpoenas in our letter of January 12, 2026 and have discussed further with you by telephone and email. In reviewing again the pleadings in your case, we remain doubtful of your breach of contract claim against Triangle Land Conservancy. Given the broad and invasive scope of your subpoena to our non-party clients, we maintain our objections that the subpoena subjects our clients to an undue burden, is unreasonable and oppressive in that it seeks materially irrelevant information and is designed to harass our clients and/or dissuade their knowledge of and/or participation in matters that affect their community.

Triangle Land Conservancy has responded to your counterclaim with a 12(b)(6) motion to dismiss for failure to state a claim upon which relief may be granted and a motion to dismiss that the claim is barred by the statute of frauds. Reviewing the pleadings, we find merit in both the motions to dismiss. It is an undue burden and unreasonable to require non-parties to the case to respond to a broad and intrusive subpoena related to the counterclaim that is likely to be dismissed and, in any event, prior to disposition of the pending motions to dismiss by the court. You have stated the subpoenas seek information to support your breach of contract counterclaim. Any burden on non-parties to the case is undue and unreasonable unless and until the court denies the pending motions to dismiss and allows the counterclaim to proceed.

The information you have requested from our clients is both overly broad and irrelevant putting an undue burden on non-parties to the case. Your subpoena seeks to catalog our clients' communications with neighbors, media, and officials; identify their support for groups opposed to the subpoenaing party; and compel production of their personal files concerning the subpoenaing party and its founder - not to obtain evidence proportional to the needs of a contract case - evidence both obtainable through discovery from the actual party in the case and irrelevant to the merits of the claim asserted.

Moreover, the subpoena seeks communications and information over an expansive and arbitrarily determined four year period, although ostensibly focused on what appears to be from the pleadings a very brief period of negotiation between your client and Triangle Land Conservancy over the conservation easement. Many residents and neighborhood associations were engaged in the zoning dispute and formal appeal initiated by your client's commencement of construction and zoning interpretation requests to the county, formal appeals, and the final binding decision by the county that the proposed amphitheater is subject to and prohibited by the zoning ordinance. This all played out beginning well before and extending well past your client's apparently very brief period of negotiation with Triangle Land Conservancy outlined in the pleadings and your counterclaim. You have made no effort to narrow your subpoena to a time period related to your negotiation and contract theory as you

have explained it.

If the objective of the subpoenas is to obtain information on Triangle Land Conservancy's decision making, as we have previously stated, that information is in TLC's possession and properly sought through regular discovery of TLC, the party in your suit, rather than our non-party clients. You are not permitted to rummage through our client's records to see if you might find something helpful for launching a campaign to retaliate against your client's perceived opposition.

While we do not think your counterclaim has merit, your fishing expedition by overly broad subpoenas of selected, non-party members of the community, including the daughter of the donor of the conservation easement and the attorney representing the parties that appealed your client's request for an interpretation of the zoning ordinance (his work product and client communications are protected), appear calculated not to obtain information materially relevant to your client's easement dispute, but instead calculated to harass and retaliate against community members.

Should the Court allow the contract claim to proceed, if you have legal authority to support why the materials sought from our non-party clients would be relevant to any issue in your case and, if relevant, why the information cannot be obtained from Triangle Land Conservancy the party in the case instead of unreasonably burdening non-parties, we are willing to further discuss your requests at that time. Absent that, however, our clients have decided to maintain our objections as outlined in our January 12, 2026 letter. You have not taken reasonable steps to avoid imposing an undue burden on non-parties to your case, and if you choose to seek to compel we will oppose and, if successful, request expenses and reasonable attorney's fees as provided in Rule 45(c)(1).

Thank you,  
Robert



Robert Lane  
Attorney at Law  
[robert@attybryanbrice.com](mailto:robert@attybryanbrice.com)  
Office: (919) 754-1600  
Fax: (919) 573-4252  
130 S. Salisbury Street  
Raleigh, NC 27601

Confidentiality Notice: This e-mail communication and any attachments may contain confidential and privileged information for the use of the designated recipients named above. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email and delete the original message and destroy all copies. [Please Consider the Environment Before Printing.](#)

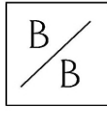
---

**From:** Bryan Brice <[bryan@attybryanbrice.com](mailto:bryan@attybryanbrice.com)>  
**Sent:** Friday, March 13, 2026 5:58 PM  
**To:** Samuel A. Slater <[sslater@wyrick.com](mailto:sslater@wyrick.com)>; Andrew Shores <[Drew@attybryanbrice.com](mailto:Drew@attybryanbrice.com)>; Robert Lane <[robert@attybryanbrice.com](mailto:robert@attybryanbrice.com)>; Mary Kate Gladstone <[MGladstone@wyrick.com](mailto:MGladstone@wyrick.com)>  
**Cc:** Jeremy Best <[jeremy@attybryanbrice.com](mailto:jeremy@attybryanbrice.com)>  
**Subject:** RE: Triangle Land Conservancy v. Union Grove Farm Subpoenas

Sam, thanks for your email below, and understanding that, as we mentioned, we have numbers of clients and are finishing our discussions with them. We will have our response to you early next week.

Hope you have a nice weekend, bryan

[F. Bryan Brice, Jr.](mailto:bryan@attybryanbrice.com)  
[bryan@attybryanbrice.com](mailto:bryan@attybryanbrice.com)



**BRYAN BRICE**  
LAW OFFICES — RALEIGH

Attorney at Law  
Office: (919) 754-1600  
Fax: (919) 573-4252  
130 S. Salisbury Street  
Raleigh, NC 27601

Confidentiality Notice: This e-mail communication and any attachments may contain confidential and privileged information for the use of the designated recipients named above. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email and delete the original message and destroy all copies. [Please Consider the Environment Before Printing.](#)

---

**From:** Samuel A. Slater <[SSlater@wyrick.com](mailto:SSlater@wyrick.com)>  
**Sent:** Friday, March 13, 2026 9:34 AM  
**To:** Andrew Shores <[Drew@attybryanbrice.com](mailto:Drew@attybryanbrice.com)>; Robert Lane <[robert@attybryanbrice.com](mailto:robert@attybryanbrice.com)>; Mary Kate Gladstone <[MGladstone@wyrick.com](mailto:MGladstone@wyrick.com)>  
**Cc:** Bryan Brice <[bryan@attybryanbrice.com](mailto:bryan@attybryanbrice.com)>; Jeremy Best <[jeremy@attybryanbrice.com](mailto:jeremy@attybryanbrice.com)>  
**Subject:** RE: Triangle Land Conservancy v. Union Grove Farm Subpoenas

Andrew, Bryan, and Jeremy—Confirming I never received anything further on this.

Thank you.

Sam

Samuel A. Slater  
ATTORNEY

Direct: 919.865.1119  
[sslater@wyrick.com](mailto:sslater@wyrick.com)

Wyrick Robbins Yates & Ponton LLP  
4101 Lake Boone Trail, Suite 300  
Raleigh, NC 27607  
P: 919.781.4000 F: 919.781.4865  
[www.wyrick.com](http://www.wyrick.com)



The contents of this e-mail message may be privileged and/or confidential. If you are not the intended recipient, any review, dissemination, copying, distribution or other use of the contents of this message or any attachment by you is strictly prohibited. If you receive this communication in error, please notify us immediately by return e-mail or by telephone (919-781-4000), and please delete this message and all attachments from your system. Thank you.

---

**From:** Samuel A. Slater  
**Sent:** Friday, February 27, 2026 3:14 PM  
**To:** 'Andrew Shores' <[Drew@attybryanbrice.com](mailto:Drew@attybryanbrice.com)>; Robert Lane <[robert@attybryanbrice.com](mailto:robert@attybryanbrice.com)>; Mary Kate Gladstone <[MGladstone@wyrick.com](mailto:MGladstone@wyrick.com)>  
**Cc:** Bryan Brice <[bryan@attybryanbrice.com](mailto:bryan@attybryanbrice.com)>; Jeremy Best <[jeremy@attybryanbrice.com](mailto:jeremy@attybryanbrice.com)>  
**Subject:** RE: Triangle Land Conservancy v. Union Grove Farm Subpoenas

Sounds good guys. Thank you.

Sam

---

**From:** Andrew Shores <[Drew@attybryanbrice.com](mailto:Drew@attybryanbrice.com)>  
**Sent:** Friday, February 27, 2026 3:13 PM  
**To:** Samuel A. Slater <[SSlater@wyrick.com](mailto:SSlater@wyrick.com)>; Robert Lane <[robert@attybryanbrice.com](mailto:robert@attybryanbrice.com)>; Mary Kate Gladstone <[MGladstone@wyrick.com](mailto:MGladstone@wyrick.com)>  
**Cc:** Bryan Brice <[bryan@attybryanbrice.com](mailto:bryan@attybryanbrice.com)>; Jeremy Best <[jeremy@attybryanbrice.com](mailto:jeremy@attybryanbrice.com)>  
**Subject:** Re: Triangle Land Conservancy v. Union Grove Farm Subpoenas

[EXTERNAL]

Sam:

Confirming receipt of your email below. Both Robert and Bryan are out of the office today but we will get back to you on this early next week.

-Drew

---

**From:** Samuel A. Slater <[SSlater@wyrick.com](mailto:SSlater@wyrick.com)>  
**Sent:** Thursday, February 26, 2026 10:10 AM  
**To:** Robert Lane <[robert@attybryanbrice.com](mailto:robert@attybryanbrice.com)>; Mary Kate Gladstone <[MGladstone@wyrick.com](mailto:MGladstone@wyrick.com)>  
**Cc:** Bryan Brice <[bryan@attybryanbrice.com](mailto:bryan@attybryanbrice.com)>; Andrew Shores <[Drew@attybryanbrice.com](mailto:Drew@attybryanbrice.com)>; Jeremy Best <[jeremy@attybryanbrice.com](mailto:jeremy@attybryanbrice.com)>  
**Subject:** RE: Triangle Land Conservancy v. Union Grove Farm Subpoenas

Robert—Thank you for your note.

I recall in our last conversation we discussed a narrowed scope and I asked something like, “Are you all actually going to produce anything or are you just going to stand on your relevance objection?” I believe Andrew responded that your clients are standing on their relevance objection and do not intend to produce anything at all.

We do not need to rewrite or produce a new set of requests for another expected round of objections on relevance. As we have said all along, we just want documents between and among your clients that address Union Grove Farm, Greg Bohlen, potential activities at the site, TLC, and the proposed rezoning. This is necessary because the primary theory of our case is that pressure from your clients caused TLC to breach its contract with my client to adjust the farm operations envelope location under its conservation easement with TLC. That pressure could be proven by both communications directly with TLC and by communications by your clients and others about their plans with respect to opposing the activities and plans at Union Grove Farm. We expect these are mostly email and text communications, but only you and your clients know for certain. Please either produce email and text communications or explain what you are withholding and on what basis. If you do not do that, we have no choice but to file a motion to compel.

We do not want to file a motion to compel, but as of our last conversation, you said you would not be producing any documents. It now sounds as though you will produce documents. To date, despite all your objections on burdensomeness, you have never articulated what is burdensome to your client. Please respond and explain what you intend to produce, and we will consider if that is sufficient such that we can consider this matter resolved.

On the issue of Derb Carter, we know that he spoke at several meetings in the community and has been a lead figure in the opposition to activities at Union Grove Farm. Is it your contention that he represents some of your clients too? If so, please tell us who and provide a privilege of the communications that are withheld on the claim of attorney/client privilege. I will be straightforward and tell you that I do not believe Derb Carter acted as anyone's lawyer.

In sum, we do not believe there is any reason for this to be overly burdensome or complicated. We do believe that your clients have likely said things in their emails and text messages that they do not want us to see, which would explain the continued objections to production of some simple emails and text messages. Their reluctance or embarrassment as to their past communications does not justify withholding them.

I am hopeful you will respond with what we have articulated we need here. If not, we will file a motion to compel.

Please give me a call if you have questions on anything here or wish to discuss further.

Kind regards,

Sam

Samuel A. Slater  
ATTORNEY

Direct: 919.865.1119  
[sslater@wyrick.com](mailto:sslater@wyrick.com)

Wyrick Robbins Yates & Ponton LLP  
4101 Lake Boone Trail, Suite 300  
Raleigh, NC 27607  
P: 919.781.4000 F: 919.781.4865  
[www.wyrick.com](http://www.wyrick.com)



The contents of this e-mail message may be privileged and/or confidential. If you are not the intended recipient, any review, dissemination, copying, distribution or other use of the contents of this message or any attachment by you is strictly prohibited. If you receive this communication in error, please notify us immediately by return e-mail or by telephone (919-781-4000), and please delete this message and all attachments from your system. Thank you.

---

**From:** Robert Lane <[robert@attybryanbrice.com](mailto:robert@attybryanbrice.com)>

**Sent:** Tuesday, February 24, 2026 6:06 PM

**To:** Mary Kate Gladstone <[MGladstone@wyrick.com](mailto:MGladstone@wyrick.com)>

**Cc:** Samuel A. Slater <[SSlater@wyrick.com](mailto:SSlater@wyrick.com)>; Bryan Brice <[bryan@attybryanbrice.com](mailto:bryan@attybryanbrice.com)>; Andrew Shores <[Drew@attybryanbrice.com](mailto:Drew@attybryanbrice.com)>; Jeremy Best <[jeremy@attybryanbrice.com](mailto:jeremy@attybryanbrice.com)>

**Subject:** RE: Triangle Land Conservancy v. Union Grove Farm Subpoenas

[EXTERNAL]

Samuel/Mary:

I hope all is well. We received your February 23, 2026 letter (the "Letter"). We are surprised as to the nature of your Letter and your reporting of our discussions therein. We disagree with your recitation of our discussions, and your threats to file a Motion to Compel are premature given our discussions.

As you mentioned, on January 13, 2026, we timely objected to the Subpoena. On January 22, 2026, we discussed the bases for our objections and heard from you regarding the status/theory of your case. During that discussion we agreed that your firm should first complete mediation and wait for discovery responses from TLC, the actual party to your action. On February 9, 2026, despite mediation with TLC and your discovery responses from TLC, you insisted that our non-party clients produce a limited response to the Subpoena, but agreed to reduce the scope of the Subpoena. Your Letter, however, makes no attempt to narrow the scope of the Subpoena, and provides an inaccurate summary of our discussions.

For clarification, we have objected on behalf of all our clients pursuant to N.C. R. Civ. P. 45(a), (c)-(d). As to Attorney Derb Carter, we have also objected pursuant to N.C. R. Civ. P. 45(b). We have clearly stated that the combination of attorney-client communication, attorney work-product, and the failure to allow reasonable time to provide thorough legal review of records warrants additional objection. We do not believe that N.C. R. Civ. P. 45(d)(5) demands any further specificity. As for Susan Walser, we have also objected pursuant to N.C. R. Civ. P. 45(e) for improper service.

Given that you have threatened to seek costs and attorneys' fees pursuant to N.C. R. Civ. P. 45(e), we'd like to remind you that such sanction is discretionary and requires a finding that the objection was unreasonable or for an improper purpose. We believe our objections to be both reasonable and proper. We also remind you of your obligation that you "shall take reasonable steps to avoid imposing an undue burden or expense" on our clients. N.C. R. Civ. P. 45(c)(1). A failure to do so could result in compensation for our clients' attorneys' fees, which we will pursue as necessary. *Id.*

We request, as previously discussed, that you either withdraw the subpoena or at least provide a narrowed set of requests for our consideration. Until then, any Motion to Compel would be inappropriate.

Thank you,  
Robert



Robert Lane  
Attorney at Law  
[robert@attybryanbrice.com](mailto:robert@attybryanbrice.com)  
Office: (919) 754-1600  
Fax: (919) 573-4252  
130 S. Salisbury Street  
Raleigh, NC 27601

Confidentiality Notice: This e-mail communication and any attachments may contain confidential and privileged information for the use of the designated recipients named above. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email and delete the original message and destroy all copies. [Please Consider the Environment Before Printing.](#)

---

**From:** Mary Kate Gladstone <[MGladstone@wyrick.com](mailto:MGladstone@wyrick.com)>

**Sent:** Monday, February 23, 2026 3:52 PM

**To:** Bryan Brice <[bryan@attybryanbrice.com](mailto:bryan@attybryanbrice.com)>; Andrew Shores <[Drew@attybryanbrice.com](mailto:Drew@attybryanbrice.com)>; Robert Lane

<[robert@attybryanbrice.com](mailto:robert@attybryanbrice.com)>

**Cc:** Samuel A. Slater <[SSlater@wyrick.com](mailto:SSlater@wyrick.com)>

**Subject:** Triangle Land Conservancy v. Union Grove Farm Subpoenas

Counsel,

Please see the attached letter regarding the subpoenas issued by Union Grove Farm to your clients, Amy Cannon, Derb Carter, Jefferson Holt, Lynne Jaffe, Susan Walser, and Tamar Sheldon.

Thank you,  
Mary Kate

Mary Kate Gladstone  
ATTORNEY  
Licensed in NC and TN

Direct: 919.783.4843  
[mgladstone@wyrick.com](mailto:mgladstone@wyrick.com)

Wyrick Robbins Yates & Ponton LLP  
4101 Lake Boone Trail, Suite 300  
Raleigh, NC 27607  
P: 919.781.4000 F: 919.781.4865  
[www.wyrick.com](http://www.wyrick.com)



---

The contents of this e-mail message may be privileged and/or confidential. If you are not the intended recipient, any review, dissemination, copying, distribution or other use of the contents of this message or any attachment by you is strictly prohibited. If you receive this communication in error, please notify us immediately by return e-mail or by telephone (919-781-4000), and please delete this message and all attachments from your system. Thank you.



WYRICK ROBBINS YATES & PONTON LLP

ATTORNEYS AT LAW

4101 Lake Boone Trail - Suite 300, Raleigh, NC 27607

P.O. Drawer 17803, Raleigh, NC 27619

Phone: 919-781-4000 / Fax: 919-781-4865

[www.wyrick.com](http://www.wyrick.com)

SAMUEL A. SLATER  
sslater@wyrick.com

February 23, 2026

**VIA EMAIL**

F. Bryan Brice, Jr.

[bryan@attybryanbrice.com](mailto:bryan@attybryanbrice.com)

Andrew Shores

[drew@attybryanbrice.com](mailto:drew@attybryanbrice.com)

Robert Lane

[robert@attybryanbrice.com](mailto:robert@attybryanbrice.com)

Re: *Triangle Land Conservancy v. Union Grove Farm, Inc., et al.*  
Response to Subpoena Objections by Amy Cannon, Derb Carter, Jefferson Holt, Lynne Jaffe, Susan Walser, and Tamara Sheldon

Dear Counsel:

I am writing to follow up on the subpoenas that we sent to your clients, Amy Cannon, Derb Carter, Jefferson Holt, Lynne Jaffe, Susan Walser, and Tamara Sheldon in connection with the lawsuit Triangle Land Conservancy (“TLC”) has brought against my clients, Union Grove Farm, Inc., Bandit Farms II, LLC; Bandit Farms III, LLC; and Harper Grace, LLC (together, “Union Grove Farm”). To confirm, we have received your clients’ written objections provided in your January 13, 2026 letter, and we have had two phone conferences to discuss those objections on January 22 and February 9, 2026. We understand from those conversations that your clients are objecting to their respective subpoenas generally based on burdensomeness and relevance objections.

**Summary of Meet and Confer Efforts**

During our January 22, 2026 phone conversation, we discussed the substance of your objections. At that time, you did not know the full scope of documents that might be in your clients’ possessions such that we could not assess the basis of any burdensomeness objection. We agreed that we would discuss the possibility of narrowing the subpoenas following receipt of TLC’s discovery responses. We also discussed your position that the subpoenas seek documents not sufficiently relevant to this litigation to warrant production, and I provided additional context regarding our theory of this case.

We spoke again on February 9 following our receipt of discovery responses from TLC. We confirmed during that conversation TLC had provided no communications with any of your clients. Although we intend to continue pursuing production of these documents from TLC, we intend also to pursue parallel paths in obtaining all relevant documents from your clients as well. With respect to documents exchanged between your clients and someone other than TLC, the substance of TLC's discovery responses is also irrelevant, and those documents cannot be obtained directly from TLC.

We understand that your clients are standing on their objections to their respective subpoenas based generally on relevance and burdensomeness grounds. I have described to you during our conversations Union Grove Farm's theory in its breach of contract action against TLC—that TLC agreed to amend the existing conservation easement on the property to allow development that we believe TLC thought was an acceptable, if not beneficial, for the property. Then, when neighborhood outcry became magnified and was brought directly to TLC's doorstep, TLC changed course, suggesting that it had never agreed to amend the easement. The result is TLC's lawsuit against Union Grove Farm seeking interpretations of the conservation easement that are totally contrary to its prior course of dealing.

#### **Relevance of Subpoenas**

We have come to believe that neighbors (including at least some of your clients) spoke directly with TLC, among themselves, or with other individuals in the community regarding their efforts to oppose Union Grove Farm's plans for its property and possibly TLC's handling of the conservation easement. We know specifically from public news sources that your clients have spoken with media outlets about their opposition to Union Grove Farm. The extent of their efforts to intervene or drum up opposition to Union Grove Farm is directly relevant to our theory that TLC understood the conservation easement to mean one thing but changed course when it determined that its interpretation was unpopular with community members. The documents sought in these subpoenas to your clients will shed light on the relationship between them and TLC and also their understanding of the impacts of Union Grove Farm's plans. We believe those "impacts" that have been magnified by your clients in the press were also brought to TLC to influence TLC's conduct with Union Grove Farm, irrespective of whether those impacts were well-founded or understood. The result is an inconsistent position by TLC regarding the meaning of the conservation easement and its agreement to amend it, which serves as the entire foundation for this litigation.

#### **Burdensomeness of Subpoenas**

During our previous conversations, you agreed that you would provide more specificity regarding the basis for the burdensomeness objection so that we might assess the basis for that objection and narrow the scope of the subpoenas as necessary and appropriate. We have not received any specific information regarding the basis for the overbreadth objection and understand that your clients are standing on that objection and withholding whatever responsive documents are in their possession on that basis.

### **Privilege Objections by Derb Carter**

Regarding any privilege objection related to Derb Carter, Mr. Carter's status as an attorney does not absolve him of his obligations to comply with a subpoena directed to him. The subpoena to Mr. Carter seeks production of documents and communications with TLC, Defend Maple View and its members or supporters, the neighbors of Union Grove Farm, news organizations and journalists, Orange County and its officials, and other community groups or individuals expressing opposition to Union Grove Farm. I take it Mr. Carter is not an attorney for all these individuals and entities. If Mr. Carter intends to withhold any information based on a privilege objection, that objection must be made with specificity and include a description of the nature of the communications or documents being withheld that is sufficient to allow us to contest the objection if necessary. *See* N.C. R. Civ. P. 45(d)(5). Without an appropriate privilege log, Mr. Carter cannot rely on a blanket privilege objection.

### **Representation of Defend Maple View**

Likewise, please confirm whether you are also representing Defend Maple View. Your client, Susan Walser, has identified herself in news articles as the co-founder of Defend Maple View. We have sent a subpoena to Defend Maple View through Mr. Walser as a co-founder.

### **Motion to Compel**

Union Grove is entitled to the information that it has sought in its subpoenas to your clients as has been stated during our phone conversations and restated here. We currently understand that your clients do not intend to produce documents in response to those subpoenas based on the objections outlined in your January 13, 2026 letter. As a result, Union Grove Farm intends to file a motion to compel their compliance with the subpoenas and to seek related attorneys' fees as permitted by Rule 45(c)(4) and Rule 45(e).

Thank you for your attention to these matters. If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

WYRICK ROBBINS YATES & PONTON LLP



Samuel A. Slater