

See Addendum

This certifies that there are no delinquent ad valorem real estate taxes, which the Rowan County Tax Collector is charged with collecting, that are a lien on: Property Identification Number See Addendum
This is not a certification that the Rowan County Property Identification Number matches this Deed description.

B Daniels
on behalf of Tax Collector

Type: CONSOLIDATED REAL PROPERTY
Recorded: 11/17/2025 4:17:56 PM
Fee Amt: \$347,686.00 Page 1 of 14
Revenue Tax: \$347,660.00
Rowan, NC
J. E. Brindle Register of Deeds

BK 1472 PG 729

NORTH CAROLINA SPECIAL WARRANTY DEED

This instrument prepared by:
RRIFI LF Land, LLC
Attn: Brandon Smith
1201 Main Street, Suite 2360
Columbia, SC 29201

After recording mail to:
EDC Charlotte LLC
30 Old Kings Highway South, Suite 1005
Darien, CT 06820

Brief description for the index:

Parcel ID Nos. 603-112, 603-113, 603-114, 603-116, 603-118, 603-045, and 603-061, Long Ferry Road, Providence Township, Rowan County, NC

Excise Tax: \$347,660.00

THIS DEED made effective this 14th day of November, 2025, by and between

GRANTOR:

GRANTEE:

**RRIFI LF Land, LLC, a South Carolina
limited liability company** +
+
+
Address for Grantor: +
+
Attn: Brandon Smith +
1201 Main Street, Suite 2360 +
Columbia, SC 29201 +
+
+

**EDC Charlotte LLC, a Delaware
limited liability company**

Address for Grantee:

30 Old Kings Highway South, Suite 1005
Darien, CT 06820

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

Submitted electronically by "First National Financial Title Services, LLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Rowan County Register of Deeds.

WITNESSETH, that Grantor, for and in consideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all those certain lots or parcels of land situated in Providence Township, Rowan County, North Carolina, and more particularly described on the attached **Exhibit A** (the "Property").

Grantor acquired the Property by instruments recorded in Deed Book 1458 at Page 188, Deed Book 1472 at Page 667, Book 1471 at Page 586, Deed Book 1471 at Page 587, Rowan County Registry, North Carolina.

The Property is not the primary residence of Grantor. This conveyance is made subject to easements, covenants, conditions, restrictions and matters of record to the extent presently encumbering the Property without re-imposing same by this instrument and to all other matters disclosed on **Exhibit B** (collectively, "Permitted Exceptions").

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And, subject to the Permitted Exceptions, Grantor covenants with Grantee, that Grantor is seized of the Property in fee simple, has the right to convey the same in fee simple, that title to the Property is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, except for the exceptions stated.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, Grantor has duly executed the foregoing effective as of the day and year first above written.

RRIFI LF LAND, LLC, a South Carolina limited liability company

By: RR LF Land Manager, LLC, a South Carolina limited liability company, its manager

By: [Signature] (SEAL)
William C. Smith, Jr.
Chief Executive Officer

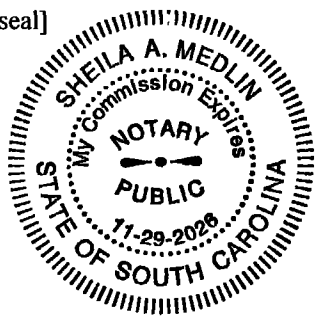
STATE OF SOUTH CAROLINA
COUNTY OF RICHLAND

I Sheila A Medlin, a Notary Public for the state and county aforesaid, do hereby certify that William C. Smith, Jr. personally appeared before me this day and acknowledged he is the Chief Executive Officer of RR LF Land Manager, LLC, the manager of RRIFI LF LAND, LLC, a South Carolina limited liability company, and that by authority duly given he executed the foregoing instrument on behalf of RRIFI LF LAND, LLC, a South Carolina limited liability company, as its act and deed for the purposes stated in such instrument and he is:

personally known by me, or
 produced _____ as identification.

Dated this 10 day of November, 2025.

[notarial seal]



[Signature]
Print Name: Sheila A Medlin
Notary Public for State of SC
Commission expires: 11-29-26

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and certificate are duly registered at the date and time and in the Book and page shown on the first page hereof.

Register of Deeds for Rowan County
By: _____ Deputy/Assistant – Register of Deeds

EXHIBIT A
PROPERTY

PARCEL A**Tract No. 4:**

Beginning at a new nail in the center line of Longs Ferry Road said nail being North 2 degrees 24 minutes 39 seconds West 23.00 feet from an existing iron pipe in the right of way of said road a corner on Bernice H. Blount; thence from the beginning point with the center line of said road three lines as follows: (1) North 86 degrees 37 minutes 58 seconds East 2.86 feet to a new nail; (2) North 86 degrees 37 minutes 58 seconds East 686.18 feet to a new nail (3) North 86 degrees 37 minutes 58 seconds East 105.36 feet to a new nail, corner on Tract No. 3; thence with Tract No. 3 two lines as follows: (1) South 00 degrees 01 minute 59 seconds West crossing a new iron pipe at 30.05 feet a total distance of 1526.45 feet to a new iron pipe; thence South 38 degrees 32 minutes 13 seconds West 2159.64 feet to a new iron pipe in the line of Aluminum Company of America; thence with Aluminum Company of America three lines as follows: (1) North 85 degrees 42 minutes 21 seconds West 570.74 feet to an existing iron pipe; (2) North 7 degrees 28 minutes 50 seconds East 973.68 feet to an existing iron pipe; (3) South 83 degrees 12 minutes 02 seconds West 745.94 feet to an existing iron pipe in a stone pile in Cletus L. Williams' line; thence with Williams North 51 degrees 48 minutes 28 seconds East 1,105.46 feet to a new iron pipe in the line of Shelton Smith heirs; thence with Smith heirs South 62 degrees 38 minutes 32 seconds East 75.57 feet to an existing iron pipe, corner on Ada Mae Epps; thence with Epps three lines as follows: (1) South 63 degrees 09 minutes 08 seconds East 44.81 feet to an existing iron pipe (2) North 51 degrees 37 minutes 47 seconds East 33.04 feet (3) North 21 degrees 27 minutes 41 seconds East 99.78 feet to an existing iron pipe, corner on Bernice Smith; thence with Smith two lines as follows: (1) North 20 degrees 35 minutes 15 seconds East 387.94 feet to a stone (2) North 5 degrees 27 minutes 34 seconds East 201.04 feet to a new iron pipe in the line of Henry A. Henderson; thence with Henderson South 79 degrees 39 minutes 14 seconds East 244.89 feet to an existing iron pipe, corner on Hannah Norris; thence with Norris South 81 degrees 36 minutes 10 seconds East 147.73 feet to an existing iron pipe, common corner on Norris and Bernice H. Blount; thence with Blount three lines as follows: (1) South 86 degrees 54 minutes 59 seconds East 100 feet to a new iron pipe; (2) North 4 degrees 46 minutes 00 seconds East 676 feet to an existing iron pipe (3) North 2 degrees 24 minutes 39 seconds West a total of 340.82 feet to the point of beginning, containing 82.500 acres and designated as Tract 4 on Property Survey for Kern Estate prepared by James T. Hill, R.L.S. dated September 6, 1988, revised August 28, 1990.

This property is subject to the right of way of Longs Ferry Road.

See map recorded in Book of Maps 9995 Page 2201, Rowan County Registry.

Together with a benefiting easement created by Agreement between Red Rock Investment Partners, LLC and AFW Enterprises, LLC dated August 12, 2022, and recorded in Book 1408 Page 251, Rowan County Registry, as amended by Amendment to Agreement between Red Rock Investment Partners LLC and AFW Enterprises, LLC dated July 13, 2023, and recorded on March 19, 2024, in Book 1438 Page 964, in aforesaid Registry.

Parcel No. 603-112

AND

Parcel A Tract No. 4-A:

Beginning at a new nail in the center line of Longs Ferry Road said point being South 8 degrees 36 minutes 52 seconds West 20.73 feet from an existing iron pipe Stephen Ingram's corner; thence North 8 degrees 36 minutes 52 seconds East a total of 1,732.15 feet to a new iron pipe in the line of Mary Smith heirs; thence with Smith heirs South 81 degrees 4 minutes 51 seconds East 552.32 feet to a new iron pipe, corner on Tract 3-A; thence with the line of Tract 3-A South 4 degrees 19 minutes 43 seconds West a total of 1,591.21

feet to a new nail on the center line of Longs Ferry Road; thence with the center line of said road South 86 degrees 37 minutes 58 seconds West 686.18 feet to the point of beginning, containing 23.401 acres and designated Tract 4-A on Property Survey for Kern Estate prepared by James T. Hill, R.L.S. dated September 6, 1988.

This property is subject to the right of way of Longs Ferry Road.

See map recorded in Book of Maps 9995 Page 2201, Rowan County Registry.

Parcel No. 603-113

AND

PARCEL B

Tract No. 1:

Beginning at an existing iron pipe in Kern Carlton Road, corner on G. A. Adkins and Thomas K. Carlton and runs thence with Thomas K. Carlton South 7 degrees 11 minutes 53 seconds West 1,233.96 feet to an existing iron pipe, common corner on Thomas K. Carlton and Pritchard S. Carlton, Jr.; thence with Pritchard S. Carlton, Jr. South 6 degrees 12 minutes 28 seconds West 271.53 feet to an existing iron pipe; thence South 7 degrees 39 minutes 7 seconds West 634.57 feet to a new iron pipe thence South 41 degrees 38 minutes 22 seconds West 839.38 feet to a hickory; thence South 7 degrees 32 minutes 34 seconds West 256.56 feet to an existing iron pipe, corner on James F. Fowler; thence with Fowler South 8 degrees 56 minutes 45 seconds West 448.14 feet to an existing iron pipe within a 250 ft. right of way; thence again with Fowler North 31 degrees 12 minutes 8 seconds West 1,766.80 feet to an existing iron pipe, common corner on James F. Fowler and Aluminum Company of America; thence with Aluminum Company of America two lines as follows: (1) North 33 degrees 13 minutes 7 seconds West 948.58 feet to a new iron pipe; (2) North 62 degrees 16 minutes 38 seconds West 761.00 feet to a new nail in a pine stump, a corner to Tract 3; thence with the line of Tract 3 North 24 degrees 11 minutes 13 seconds East 1,037.26 feet to a new iron pipe in the line of Tract 3, corner on Tract 2; thence with the line of Tract 2 South 67 degrees 59 minutes 28 Seconds East 1,889.82 feet to an existing iron pipe the common corner to Tract 2 and Thomas K. Carlton, Jr.; thence with Thomas K. Carlton Jr; line South 02 degrees 52 minutes 06 seconds East a total of 230 feet, to the Point of Beginning, containing 131.110 acres and being designated as Tract 1 on Property Survey for Kern Estate prepared by James T. Hill, R.L.S, dated September 6, 1988.

There is excepted from the above-described Tract 1 the property shown in the Deed recorded in Book 718 at Page 57 in the Rowan County Registry, Rowan County, North Carolina.

AND

Tract No. 3:

Beginning at an existing iron pipe in the center line of Longs Ferry Road, corner to Tract 2; thence with the line of Tract 2, Two lines as follows: (1) South 6 degrees 53 minutes 72 seconds East 1,996.78 feet to a new iron pipe (2) South 24 degrees 12 minutes 13 seconds West 223.32 feet to a new iron pipe common corner of Tract 2 and Tract 1; thence with the line of Tract 1 South 24 degrees 12 minutes 13 seconds West 1,037.26 feet to a new nail in a pine stump in the line of Aluminum Company of America; thence with Aluminum Company of America five lines as follows: (1) North 22 degrees 50 minutes 46 seconds West 735.06 feet to an existing iron pipe (2) South 30 degrees 58 minutes 47 seconds West 1,606.79 feet to an existing iron pipe; (3) North 84 degrees 45 minutes 30 seconds West 476.72 feet to an existing iron pipe; (4) North 21 degrees 14 minutes 47 seconds East 524.62 feet to an existing iron pipe; (5) North 85 degrees 42 minutes 21 seconds West 479.02 feet, a new iron pipe, a corner on Tract 4; thence with the line of Tract 4 two lines as follows: (1) North 38 degrees 32 minutes 13 seconds East 2,159.64 feet to a new iron pipe; (2) North 00 degrees 01 minutes 59 seconds East 1,526.45 feet to a new nail in the center line of Longs Ferry Road; thence with the center line of Longs Ferry Road two lines as follows: (1) North 86 degrees 37 minutes 58 seconds East 594.63 feet to a new nail; (2) North 86 degrees 3 minutes 31 seconds East 213.60 feet to the beginning, containing 89.770 acres and designated as Tract 3 on Property Survey for Kern Estate prepared by James T. Hill, R. L. S. dated September 6, 1988, revised August 28, 1990.

This property is subject to the right of way of Longs Ferry Road.

Save and Except from Parcel B any portion of subject property conveyed by the following instruments: Book 718 Page 57; Book 1252 Page 155, Book 1288 Page 112 and Book 1288 Page 113, all recorded in Rowan County Registry.

Parcel No. 603-114 and Parcel No. 603-116

AND

PARCEL C**TRACT I**

All that certain tract or parcel of land listed as Parcel 118 on Tax Map 603 and lying and being situate in Providence Township, Rowan County, North Carolina, and being more particularly described as follows:

Beginning at the Northeast corner of the James T. Howard Property in the center of Long Ferry Road and thence continuing along Longs Ferry Road North 83 deg. 55 min. 18 sec. East 40.22 feet then North 81 deg. 55 min. 26 sec. East 367.50 feet then North 78 deg. 28 min. 18 sec. East 23.83 feet thence North 78 deg. 28 min. 18 sec. 23.84 feet then North 0 deg. 57 min. 20 sec. East 32.59 feet to the North side of Longs Ferry Road thence North 78 deg. 42 min. 53 sec. East 194.38 ft. then North 78 deg. 42 min. 53 sec. East 155.74 feet then North 78 deg. 42 min. 53 sec. East 31.39 feet across the Brown Road Right of Way then South 06 deg. 15 min. 05 sec. West 30.82 feet back to the center of Longs Ferry Road then North 79 deg. 48 min. 14 sec. East 144.56 feet thence North 80 deg. 35 min. 07 sec. East 93.91 feet then North 83 deg. 0 min. 25 sec. East 214.20 feet then North 84 deg. 50 min. 56 sec. East 250.13 feet then North 82 deg. 02 min. 01 sec. East 192.75 feet thence South 05 deg. 05 min. 19 sec. East 31.34 feet to an iron pipe thence 400.11 feet to a corner stake thence North 75 deg. 37 min. 21 sec. East 109.3 feet to a corner stake then South 08 deg. 22 min. 22 sec. West 2173.07 feet to a corner stake then North 87 deg. 59 min. 28 sec. West 1889.82 feet to a corner stake thence North 24 deg. 12 min. 13 sec. East 223.31 feet to a corner stake then North 06 deg. 53 min. 22 sec. West 1996.78 feet to the middle of Longs Ferry Road then North 86 deg. 03 min. 18 sec. East 198.35 feet thence North 84 deg. 29 min. 37 sec. East 201.65 feet to the Northwest corner of James T. Howard in the center of Longs Ferry Road then South 06 deg. 19 min. 37 sec. East 310.00 feet to a corner with James T. Howard then North 83 deg. 40 min. 23 sec. East 125 feet to a corner with James T. Howard then North 06 deg. 19 Min. 37 sec. West 310 feet to the Point of the Beginning.

Together with a Private Right of Way fifty-five (55) feet wide off Kern Carlton Road (NCSR 2220) with a perpetual right of ingress, egress and regress is given as follows:

From a point in the center of Kern Carlton Road where the Southeast corner of the Thomas K Carlton, Jr. Property (603-856) begins then North 82 deg. 52 min. 06 sec. West 730.00 feet then North 87 deg. 59 min. 28 sec. West 60 feet then South 02 deg. 00 min. 32 sec. West 55 feet thence South 87 deg. 59 min. 28 sec. East 727.48 feet to a point in Kern Carlton Road and shown on Plat Book 9995 Page 2201 and Plat Book 9995 Page 8306.

Parcel No. 603-118

AND

Parcel C Tract II

All that certain tract of parcel of land listed on Tax Map 603 Parcel 045 and lying and being situate in Providence Township, Rowan County, North Carolina, and being more particularly described as follows: Beginning at a point in the center of Longs Ferry Road and thence running along the Easterly property line of Anne S. Carlton (Tax Map 603 Parcel 113) on the North side of Longs Ferry Road North 04 deg. 19 min. 43 sec. East 1591.21 feet to a corner stake then South 81 deg. 04 min. 51 sec. East 296.16 feet to a corner stake then South 09 deg. 48 min. 38 sec. West 66.60 feet to a corner stake then South 86 deg. 44 in. 08 sec. East 216.97 feet to a stake thence South 86 deg. 33 min. 16 sec. East 130.76 feet to a corner stake then South 02 deg. 42 min. 16. sec. West 1416.38 feet along the property line of Maxine S. Carlton to the Center of Longs Ferry Road.

Parcel No. 603-045

AND

Murdock Parcel

The following real property situated in Rowan County, North Carolina:

Beginning at a point in the center line of Long Ferry Road (S.R. 2120-formerly Miller Ferry Road), said point being located South 77 deg. 13 min 26 sec West 407.37 feet from the intersection of the center lines of Long Ferry Road and Stoner Morgan Road, and running thence South 10 deg. 51 min. 00 sec. East 310.00 feet to an iron; and running thence South 79 deg. 09 min. 00 sec. West 125.00 feet to an iron thence North 10 deg. 51 min. 00 sec. West 310.00 feet to a point in the center line of Long Ferry Road; thence with the center line Long Ferry Road North 79 deg. 09 min. 00 sec. East 125.00 feet to the Point of Beginning, containing 0.890 acre, according to a map and survey by Richard L. Shulenburg, R.L.S., dated June 5, 1986.

Parcel No. 603-061

THE ABOVE DESCRIBED PARCELS OF LAND ALSO BEING FURTHER DESCRIBED AS FOLLOWS AND BEING ONE AND THE SAME PARCELS OF LAND:

The following parcels shown on ALTA/NSPS Land Title Survey of Carlton Farms Salisbury, North Carolina Surveyed For: Red Rock Development prepared by Timmons Group dated November 4, 2025 (the "Survey"):

Parcel A Tract 4, Description from Survey

Being Rowan County PIN 578002785273, property of Anne Finley Carlton and Rhodes Carlton as recorded as Lot 4 of Plat Book 9995 Page 2201 of the Rowan County Register of Deeds.

Beginning at a point in the center of Long Ferry Road, said point being the northeast corner of the Brooke D Robinson property as recorded Deed Book 1257 Page 505 of the Rowan County Register of Deeds, thence with the centerline of Long Ferry Road N 83° 39' 33" E for a distance of 808.23 feet to a point at the

northwestern corner of the Kern Carlton Farms LLC property as recorded in Deed Book 840 Page 877 of the Rowan County Register of Deeds, thence with said property two (2) courses; 1.) S 02° 54' 52" E passing through a found 5/8" Pipe at 30.05 feet, for a total distance of 1525.93 feet to a point, 2.) S 35° 32' 51" W for a distance of 2159.64 feet to a found ½" pipe on the northern line of the Alcoa Power Generating Inc. property as recorded in Deed Book 876 Page 128 of the Rowan County Register of Deeds, thence with said property three (3) courses; 1.) N 88° 41' 06" W for a distance of 570.57 feet to a found 1-3/4" pipe, 2.) N 04° 30' 30" E for a distance of 973.52 feet to a found 1-3/4" pipe, 3.) S 80° 14' 09" W for a distance of 745.87 feet to a found 1-3/4" pipe on the eastern line of the AFW Enterprises LLC property as recorded in Deed Book 1083 Page 194 of the Rowan County Register of Deeds, thence with said property N 48° 49' 18" E for a distance of 1105.27 feet to a found 5/8" pipe on the southern line of the Steven C Bard II and Brittany E Alexander property as recorded in Deed Book 1324 Page 11 of the Rowan County Register of Deeds, thence with said property three (3) courses; 1.) S 65° 53' 38" E for a distance of 120.41 feet to a found 5/8" iron rod, 2.) N 48° 49' 28" E for a distance of 32.84 feet to a found 5/8" iron rod, 3.) N 17° 47' 23" E for a distance of 99.81 feet to a 1-1/2" flat iron rod at the southwestern corner of the Phylliss Stoner Luther property as recorded in Deed Book 771 Page 129 of the Rowan County Register of Deeds, thence with said property two (2) courses; 1.) N 17° 47' 23" E for a distance of 387.99 feet to a found stone, 2.) N 02° 28' 32" E for a distance of 200.90 feet to a 5/8" iron rod at the southwestern corner of the Valva Poe Henderson Heirs and George K Cornell property as recorded in Deed Book 932 Page 535 of the Rowan County Register of Deeds, thence with said property S 82° 38' 55" E for a distance of 244.94 feet to a 5/8" iron rod at the southwestern corner of the Hannah Norris property as recorded in Deed Book 458 Page 441 of the Rowan County Register of Deeds, thence with said property S 84° 40' 12" E for a distance of 147.66 feet to a found flat iron at the southwestern corner of the aforementioned Brooke D Robinson property, thence with said property three (3) courses; 1.) S 89° 45' 59" E for a distance of 100.04 feet to a found 5/8" pipe, 2.) N 01° 48' 22" E for a distance of 675.88 feet to a found 5/8 PVC, 3.) N 05° 21' 38" W a distance of 340.82 feet to the POINT OF BEGINNING, containing 3,592,893 square feet or 82.481 acres of land, more or less.

Parcel No. 603-112

AND

Parcel A Tract 4A, Description from Survey

Being Rowan County PIN 578104501775, property of Carlton Fields LLC as recorded as Tract 2 of Deed 1422 Page 171 of the Rowan County Register of Deeds.

Beginning at a point in the center of Long Ferry Road, said point being the southeast corner of the Celia G Maldonado and Eva V Maldonado property as recorded in Deed Book 1291 page 859 of the Rowan County Register of Deeds, thence with said property N 05° 38' 26" E for a distance of 1732.30 feet to a found iron pipe on the southern line of the Ada E Williams property as recorded in Deed Book 1277 page 40 of the Rowan County Register of Deeds, thence with said property S 84° 02' 45" E for a distance of 552.32 feet to a found iron pipe at the northwestern corner of the Carlton Fields LLC property as recorded as Tract 1 in Deed Book 1422 Page 170 of the Rowan County Register of Deeds, thence with said property S 01° 21' 18" W passing through a found 5/8" pipe for a total distance of 1591.28 feet to a point in the center of Long Ferry Road, thence with said road thence S 83° 39' 33" W a distance of 686.17 feet to the POINT OF BEGINNING, containing 1,019,414 square feet or 23.403 acres of land, more or less.

Parcel No. 603-113

AND

Parcel B Tract 1 (less and except Deed Book 718, Page 57), Description from Survey

Being Rowan County PIN 579001070173, property of Kern Carlton Farms, LLC as recorded in Deed Book 840 Page 877 and also as part of Lot 1 of Plat Book 9995 Page 2201 of the Rowan County Register of Deeds

Commencing at a point in the center of Long Ferry Road, said point being the northwestern corner of the Nancy M. Carlton property as recorded in Deed Book 1350 Page 620 of the Rowan County Register of Deeds thence with said property two (2) courses; 1.) S 9° 52' 44" E for a distance of 1996.39 feet to a found 1" iron rod, 2.) S 21° 13' 05" W for a distance of 222.97 feet to a found 5/8" iron rod, said iron being the Point of Beginning, thence with the southern line of the Nancy M Carlton property N 89° 02' 07" E for a distance of 1249.37 feet to a found 5/8" iron rod at the northwestern corner of the James Delaney Carlton and Kathy Carlton property as recorded in Deed Book 1288 page 112 of the Rowan County Register of Deeds, thence with said property S 01° 41' 44" W for a distance of 1383.21 feet to a found 3/4" iron rod at the northwestern corner of the James Delaney Carlton and Kathy Carlton property as recorded in Deed Book 1252 page 155 of the Rowan County Register of Deeds, thence with said property two (2) courses; 1.) S 01° 42' 38" W for a distance of 675.04 feet to a found 3/4" iron rod, 2.) S 04° 12' 54" W for a distance of 429.61 feet to a found 7/8" iron rod on the northern line of the Alcoa Power Generating Inc property as recorded in Deed Book 876 Page 128 of the Rowan County Register of Deeds, thence with said property two (2) courses; 1.) N 35° 29' 42" W for a distance of 1448.47 feet to a found 1/2" pipe, 2.) N 65° 14' 24" W for a distance of 760.81 feet to a point at the southeastern corner of the Kern Carlton Farms LLC property as recorded in Deed Book 840 Page 877 of the Rowan County Register of Deeds, thence with said property N 21° 13' 05" E a distance of 1037.12 feet to the POINT OF BEGINNING, containing 2,319,430 square feet or 53.247 acres of land, more or less.

Parcel No. 603-114

AND

Parcel B Tract 3 (less and except Deed Book 718, Page 57, Deed Book 1252, Page 155, Deed Book 1288, Page 112, and Deed Book 1288, Page 113 as referenced above), Description from Survey

Being Rowan County PIN 578002876990, property of Kern Carlton Farms, LLC as recorded in Deed Book 840 Page 877 and also as Lot 3 of Plat Book 9995 Page 2201 of the Rowan County Register of Deeds

Beginning at a point in the center of Long Ferry Road, said point being the northeast corner of the Anne Finley Carlton and Rhodes Carlton as recorded as Lot 4 of Plat Book 9995 Page 2201 of the Rowan County Register of Deeds, thence with the centerline of Long Ferry two (2) courses; 1 N 83° 39' 46" E for a distance of 594.64 feet to a point, 2.) N 83° 05' 06" E for a distance of 212.64 feet to a point at the northwestern corner of the Nancy M. Carlton property as recorded in Deed Book 1350 Page 620 of the Rowan County Register of Deeds thence with said property S 09° 52' 44" E for a distance of 1996.39 feet to a found 1" iron rod, thence continuing with said property and the Kern Carlton Farms LLC property as recorded in Deed Book 840 Page 877 of the Rowan County Register of Deeds S 21° 13' 05" W for a distance of 1260.23 feet to a point on the northern line of the Alcoa Power Generating Inc property as recorded in Deed Book 876 Page 128 of the Rowan County Register of Deeds, thence with said property five (5) courses; 1.) N 25° 49' 49" W for a distance of 735.06 feet to a found 2" pipe, 2.) S 28° 00' 02" W for a distance of 1608.73 feet to a found 1-3/4" pipe, 3.) N 87° 44' 05" W for a distance of 476.69 feet to a found 1-3/4" pipe, 4.) N 18° 16' 12" E for a distance of 524.61 feet to a point, 5.) N 88° 41' 06" W for a distance of 479.21 feet to a found 1/2" pipe at the southeastern corner of the Anne Finley Carlton and Rhodes Carlton as recorded as Lot 4 of Plat Book 9995 Page 2201 of the Rowan County Register of Deeds, thence with said property two (2) courses; 1.) N 35° 32' 51" E for a distance of 2159.64 feet to a point, 2.) N 02° 54' 54" W passing through

a found 5/8" pipe at 1495.92 feet, a total distance of 1525.97 feet to the POINT OF BEGINNING, containing 3,909,878 square feet or 89.758 acres of land, more or less.

Parcel No. 603-116

AND

Parcel C Tract 1, Description from Survey

Being Rowan County PIN 579001088916 the Nancy M. Carlton ET AL property as recorded in Deed Book 1350 Page 620 of the Rowan County Register of Deeds

Beginning at a point at the center of Long Ferry Road, said point being the northeastern corner of the Kern Carlton Farms, LLC property as recorded in Deed Book 840 Page 877 and also as Lot 3 of Plat Book 9995 Page 2201 of the Rowan County Register of Deeds, thence with said road two (2) courses; 1.) N 83° 04' 53" E for a distance of 199.31 feet to a point, 2.) N 81° 31' 12" E for a distance of 201.55 feet to a point at the northwestern corner of the Jodi Moretz Hedrick and Castleman Hedrick, thence with said property three (3) courses; 1.) S 09° 18' 10" E passing through a found 1.5" iron rod for a total distance of 309.63 feet to a point, 2.) N 80° 41' 50" E for a distance of 125.00 feet to a point, 3.) N 09° 18' 10" W passing through a found 3/4" pipe at 280.08 feet for a distance of 307.35 feet to a point at the center of Long Ferry Road, thence with said road three (3) courses; 1.) N 80° 56' 53" E for a distance of 16.59 feet to a point, 2.) N 78° 57' 01" E for a distance of 367.50 feet to a point, 3.) N 75° 29' 53" E for a distance of 47.67 feet to a point, thence N 02° 05' 44" W for a distance of 33.12 feet to a found 3/4" pipe on the southern line of the Marvin Douglas Thomas property as recorded in Deed Book 1020 Page 112 of the Rowan County Register of Deeds, thence with said property N 75° 44' 52" E for a distance of 194.34 feet to a found 5/8" iron rod at the southwestern corner of the James A Mahaley, Levene M Mahaley & Ricky A Mahaley property as recorded in Deed Book 1258 Page 575 of the Rowan County Register of Deeds, thence with said property and the N 75° 44' 16" E for a distance of 155.71 feet to a found 3/4" pipe at the intersection of Brown Road and Long Ferry Road, thence crossing Brown Road N 75° 45' 38" E for a distance of 31.41 feet to a point at the southwestern corner of the Duke Energy Corp property as recorded in Deed Book 800 Page 244 of the Rowan County Register of Deeds, thence S 03° 01' 47" W for a distance of 31.30 feet to a point at the center of Long Ferry Road, thence with said road five (5) courses; 1.) N 76° 49' 49" E for a distance of 144.56 feet to a point, 2.) N 77° 36' 42" E for a distance of 93.91 feet to a point, 3.) N 80° 02' 00" E for a distance of 214.20 feet to a point, 4.) N 81° 52' 31" E for a distance of 250.13 feet to a point, 5.) N 79° 03' 36" E for a distance of 192.84 feet to a point at the extension of the western line of the Donna L Bolick property as recorded in Deed Book 650 Page 422 of the Rowan County Register of Deeds, thence with said property two (2) courses; 1.) S 08° 02' 37" E for a distance of 430.97 feet to a found 1" pipe, 2.) N 72° 44' 59" E for a distance of 109.20 feet to a found 5/8" iron rod on the western line of the Richard D Annas and Audrey D Annas property as recorded in Deed Book 1328 Page 489 of the Rowan County Register of Deeds, thence with said property, the William Mark Shepard and Cynthia S Shepard property as recorded in Deed Book 645 Page 136, the Vincent F Mellone Jr and Carolyn F Mellone property as recorded in Deed Book 1370 Page 3706, the Francis Harrison and Donna M Richard properties as recorded in Deed Book 1035 Page 355 and Deed Book 933 Page 631, all of the Rowan County Register of Deeds, S 05° 24' 19" W for a distance of 2172.82 feet to a found 1/2" pipe on the northern line of the James Delaney Carlton and Kathy Carlton as recorded in Deed Book 1288 Page 112 of the Rowan County Register of Deeds, thence with said property two (2) courses; 1.) S 89° 01' 47" W for a distance of 59.80 feet to a found 1/2" pipe. 2.) S 89° 02' 07" W for a distance of 580.64 feet to a found 5/8" iron rod at the northeastern corner of the Kern Carlton Farms, LLC property as recorded in Deed Book 840 Page 877 of the Rowan County Register of Deeds, thence with said property S 89° 02' 07" W for a distance of 1249.37 feet to a found 5/8" iron rod on the eastern line of the aforementioned Kern Carlton Farms, LLC property as recorded in Deed Book 840 Page 877, thence with said property two (2) courses; 1.) N 21° 13' 05" E for a distance of 223.12 feet to a found 1" iron rod,

2.) N 09° 52' 44" W a distance of 1996.39 feet to the POINT OF BEGINNING, containing 4,890,075 square feet or 112.261 acres of land, more or less.

Parcel No. 603-118

AND

Parcel C Tract 2, Description from Survey

Being Rowan County PIN 578104807784, property of Carlton Fields LLC as recorded in Deed Book 1320 Page 620 of the Rowan County Register of Deeds.

Beginning at a point in the center of Long Ferry Road, said point being the southeast corner of the Carlton Fields LLC property as recorded as tract 4-A of Deed Book 1422 Page 171 of the Rowan County Register of Deeds, thence with said property, N 01° 21' 18" E passing through a found 5/8" pipe for a total distance of 1591.28 feet to a found iron pipe on the southern line of the Ada E Williams property as recorded in Deed Book 1277 page 40 of the Rowan County Register of Deeds, thence with said property S 84° 02' 45" E for a distance of 296.10 feet to a found iron pipe on the western line of the Carolyn Holland Napoleon property as recorded in Deed Book 1218 Page 457 of the Rowan County Register of Deeds, thence with said property S 06° 50' 27" W for a distance of 66.68 feet to a found iron rod at the southwestern corner of the Robert Bernard Allen property as recorded in Deed Book 1030 Page 979 of the Rowan County Register of Deeds, thence with said property and the Ralph Brown property as recorded in Deed Book 1037 page 743 of the Rowan County Register of Deeds S 89° 38' 36" E for a distance of 347.84 feet to a found iron pipe at the northwestern corner of the Lawson Kim Starnes and Connie Miller Starnes property as recorded in Deed Book 1268 page 933 of the Rowan County Register of Deeds, thence with said property S 00° 16' 37" E passing through a found 5/8" pipe, for a total distance of 1416.34 feet to a point at the center of Long Ferry Road, thence with said road S 83° 39' 33" W a distance of 683.05 feet to the POINT OF BEGINNING, containing 980,803 square feet or 22.516 acres of land, more or less.

Parcel No. 603-045

AND

Murdock Parcel:

Being Rowan County PIN 578002998869 the Jason G Murdock property as recorded in Deed Book 1431 Page 979 of the Rowan County Register of Deeds:

Commencing at a point at the center of Long Ferry Road, said point being the northeastern corner of the Carlton Fields Farms, LLC property as recorded as Tract 3 in Deed Book 1422 Page 169 and also as Lot 3 of Plat Book 9995 Page 2201 of the Rowan County Register of Deeds, thence with said road two (2) courses; 1.) N 83° 04' 53" E for a distance of 199.31 feet to a point, 2.) N 81° 31' 12" E for a distance of 201.55 feet to a point at the Point of Beginning, thence continuing with said road N 81° 44' 21" E for a distance of 125.02 feet to a point, at a corner of another Carlton Fields, LLC property recorded as Tract 1 in Deed Book 1422 page 170 and also as Lot 2 of Plat Book 9995 Page 2201, thence with said property three (3) courses; 1.) S 9° 18' 10" E passing through a found iron pipe at 27.27 feet, for a total distance of 307.35 feet to a point, 2.) S 80° 41' 50" E for a distance of 125.00 feet to point, 3.) N 9° 18' 10" W passing through a found iron rod at 279.07 feet for a total distance of 309.63 feet to the POINT OF BEGINNING, containing 38,561 square feet or 0.885 acres of land, more or less.

Parcel No. 603-061

EXHIBIT B

SCHEDULE OF EXCEPTIONS FROM TITLE COMMITMENT

1. Deed of Easement recorded in Book 1305 Page 753 and as shown on Plat of Survey recorded in Plat Book 9995 Page 8503, and as shown on Survey.

2. Right of Way Agreement from Maxine S. Carlton, widow to Piedmont Natural Gas Company, Inc. recorded in Book 935 Page 783 as shown on Survey.

3. The following matters shown on Plat of Survey recorded in Map Book 9995 Page 2201, Map Book 9995 Page 7874 and Map Book 9995 Page 8306 as shown on Survey, to wit:

a. MB 9995 Page 2201, MB 9995 Page 7874 and MB 9995 Page 8306: Long Ferry Road right of way, 260' Duke Power Co right of way as shown on Survey.

b. Deed of Easement from Kern Carlton Farms, LLC to Rowan County recorded in Book 1305 Page 269 as shown on Map Book 9995 Page 8503, and as shown on Survey.

4. Rights of others in and to the use of easements contained in General Warranty Deed from Thomas M. Brooke and wife, Carole Carlton Brooke to JAMES D. CARLTON, as to an undivided 1/7 interest, RICHARD H. CARLTON, as to an undivided 1/7 interest, CONRAD K. CARLTON, as to an undivided 1/7 interest, RONALD C. CARLTON, as to an undivided 1/7 interest, AND NANCY M CARLTON, as to an undivided 3/7 interest, dated June 8, 2020 and recorded in Book 1350 Page 620, Rowan County Registry, North Carolina and as shown on Survey. As to the appurtenant easement only.

5. Long Ferry Road right of way and 260' Duke Power Co right of way shown on plat of survey recorded in Map Book 9995 Page 2201, as shown on Survey.

6. Right of Way Agreement in favor of Piedmont Natural Gas Company, Inc. recorded in Book 935 Page 785, as shown on Survey.

7. Deed of Easement in favor of Rowan County recorded in Book 1305 Page 275 and matters shown on Map Book 9995 Page 8503, as shown on Survey.

8. The following matters shown on ALTA/NSPS Land Title Survey prepared by Michael S. Miller, NC PLS No. L-3677 of Timmons Group, dated November 4, 2025, Job No. 71897 (the "Survey"):

a. Water, sewer, electric, gas and storm drainage lines not in defined easement areas.

b. Title to that portion of subject property lying within the public right of way of within Long Ferry Road.

c. As to Parcel B-Tract 1, portion of fence and dirt/gravel drive crosses into south adjoiner.

9. Terms and conditions of that certain Agreement between Red Rock Investment Partners, LLC and AFW Enterprises, LLC, dated August 12, 2022 and recorded in Book 1408 Page 251, Rowan County Registry, as amended by Amendment to Agreement between Red Rock Investment Partners, LLC and AFW Enterprises, LLC, dated July 13, 2023 and recorded on March 19, 2024 in Book 1438 Page 964,

in aforesaid Registry, as affected by Deed of Utility Easement dated July 13, 2023 and recorded in Book 1426 Page 639, in aforesaid Registry, and all recorded matters affecting the easement parcel are excepted to herein.

10. Title to any portion of subject property lying within a public right of way and shown on the Survey.

11. Easement(s) / Right(s) of way in favor of Rowan County as recorded in Book 1305, Page 263, aforesaid County Registry.

12. Fence encroachments and a portion of the asphalt driveway crosses into east adjoiner as shown on that certain ALTA/NSPS Land Title Survey prepared by Michael S. Miller, NC PLS No. L-3677 of Timmons Group, dated November 4, 2025, Job No. 71897 (the "Survey").

13. Post-closing exclusive license and right to occupy that portion of the Property identified as the "Murdock Parcel" on Exhibit A pursuant to Paragraphs 1 and 2 of Exhibit B to that certain Agreement for Purchase and Sale of Improved Real Property dated January 29, 2025, as amended or affected by Assignment of Agreement for Purchase and Sale of Improved Real Property dated February 18, 2025, and Second Amendment to Contract of Sale dated October 27, 2025.

Tract/Lot _____ Parcel ID

MAP	S/M	PAR	S/P	U/IN	L/IN	C/C	PART	INT
603		045						42

 Rowan County Assessor's Office

Tract/Lot _____ Parcel ID

MAP	S/M	PAR	S/P	U/IN	L/IN	C/C	PART	INT
603		061						42

 Rowan County Assessor's Office

Tract/Lot _____ Parcel ID

MAP	S/M	PAR	S/P	U/IN	L/IN	C/C	PART	INT
603		112						42

 Rowan County Assessor's Office

Tract/Lot _____ Parcel ID

MAP	S/M	PAR	S/P	U/IN	L/IN	C/C	PART	INT
603		113						42

 Rowan County Assessor's Office

Tract/Lot _____ Parcel ID

MAP	S/M	PAR	S/P	U/IN	L/IN	C/C	PART	INT
603		114						42

 Rowan County Assessor's Office

Tract/Lot _____ Parcel ID

MAP	S/M	PAR	S/P	U/IN	L/IN	C/C	PART	INT
603		116						42

 Rowan County Assessor's Office

Tract/Lot _____ Parcel ID

MAP	S/M	PAR	S/P	U/IN	L/IN	C/C	PART	INT
603		118						42

 Rowan County Assessor's Office