

ADDENDUM 1 TO SELLER'S DISCLOSURE (KREC FORM 402)

Property Address: 363 Griffin Springs Road, Campbellsville, KY 42718

Seller: JT Daniel Farm, LLC

Section 5 - Land, Drainage, and Utilities:

The property boundary directly adjoins U.S. Army Corps of Engineers (USACE) Green River Lake land, which is marked by standard concrete Corps pins.

NOTE: A neighboring pond is situated approximately 1–2 feet from the shared property line. The property features approximately 1,500 linear feet of private underground electric service run from the road to the barn/RV area; maintenance from the utility tie-in point to the structures is the responsibility of the property owner. City/County water is connected via a pre-existing main line.

Section 8c - Sewer/Septic System Details:

The septic system was pre-existing at the time of purchase by the LLC. To the best of our knowledge, it is a basic, private onsite system currently connected to the barn living quarters and RV port. It is NOT currently sized or permitted by the health department for a future 4-bedroom residence.

Section 9a & 9b - Construction/Remodeling:

Approximately 1/3 of the pole barn interior (approx. 500 sq. ft.) was finished into a conditioned living area featuring luxury finishes (e.g., granite, tile, reclaimed wood). The project included the installation of a kitchen, bathroom, and HVAC (mini-split). The remaining 2/3 of the structure remains unfinished open storage with a 4-inch concrete slab reinforced to support a 3/4-ton truck and recreational boat and trailer simultaneously.

Permit Status: A formal electrical permit was obtained; electrical work was completed by a licensed contractor and passed inspection. Plumbing and HVAC installations were completed by licensed contractors but were NOT permitted or inspected by local municipal authorities. Buyer assumes all responsibility for verifying local zoning and obtaining any retroactive building or occupancy permits required for their intended use.

Section 10 & 12 - HOA and Assessments:

There are no known special assessments, sewer fees, or mandatory HOA dues applicable to this property.

Section 12g - Pets:

A family dog (corgi) has occasionally been present in the living quarters during the owners' recreational use of the property. Living area was cleaned following the owners' most recent stay.

Section 13 - Additional Information:

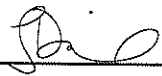
Property is subject to recorded deed restrictions as noted in the Taylor County Clerk records. These restrictions are intended to maintain the residential/recreational integrity of the original farm division and do not involve a mandatory homeowners association.

Buyer acknowledges the recorded deed restrictions regarding minimum square footage for dwellings. Seller makes no representation as to whether the current 500 sq. ft. finished recreational space constitutes a "dwelling" under these restrictions. Buyer assumes all risk associated with compliance with deed restrictions.

The previous seasonal crop lease on the property was formally terminated in 2026. The former agricultural tenant has removed all equipment, holds no active leasehold interest, and retains no "Right of Entry" or harvest rights. While the prior lease generated minor income to offset utilities, the Seller makes no guarantees regarding future income. The Buyer may, at their sole discretion, contact the local farmer to negotiate a new agreement after closing and Deed recording.

The property and all improvements, including the finished living space and all infrastructure, are being sold strictly AS-IS, WHERE-IS, with all faults. Seller is an LLC and has never occupied the property as a primary residence. Seller makes no warranties regarding the structural load capacity of the slab beyond current use or the future expansion capacity of the utilities.

SIGNATURE



Teresa Daniel, Sole Member

JT Daniel Farm, LLC

Date: 5/14/2026