

SUBDIVISION STREETS DISCLOSURE STATEMENT*
NCGS §136-102.6(f)

1. NAME OF SELLER: AWB Homes, LLC
2. TAX PARCEL ID# OF SUBJECT PARCEL(S): 049514
3. DEED REFERENCE(S) FOR SUBJECT PARCEL(S): 2333/117

Pursuant to the provisions of NCGS §136-102.6(f), the Seller (and Developer where applicable) hereby disclose to the Buyer the following:

1. The street or streets upon which the house or lot sits are (Check one)

- ☐ Public and Adopted By NCDOT
☒ Public, NCDOT Adoption Pending
☐ Private.

Additional information, if any: Phase 1, Phase 2 and Phase 3 of Pilot Ridge Subdivision

2. **If public**, the Seller (and Developer where applicable) hereby certify that the right-of-way and design of the street has been approved by the Division of Highways and the street has been or will be constructed by the Seller (and Developer if applicable) in accordance with the standards for subdivision streets and to be submitted for adoption by NC Department of Transportation for acceptance on the highway system. If already adopted by NCDOT, the roads are maintained by the State of North Carolina. If the Road(s) have not yet been adopted or accepted by NCDOT, the roads are maintained by Pilot Ridge Reserve, LLC until submitted and accepted.
3. **If private**, the streets may **NOT** be constructed to minimum standards sufficient to allow their inclusion on the NCDOT highway system for maintenance. The responsibility for maintenance of the streets is set forth as follows: (Check One)

- ☐ A Private Road Maintenance Agreement filed of record in the Register of Deeds of N/A County at Book N/A Page N/A.

- ☐ the following person or entity: N/A

- ☐ the responsibility for maintenance of the streets lies with each individual owner either by informal agreement or by default. If this is the situation, the Buyer is advised that he or she may be unable to ensure that the private street(s) are properly or fully maintained in order to ensure access to and from the Buyer's property, and will have no remedy at law to resolve this issue.

Kevin S. Diffistin

Seller

10/31/2024

DocuSigned by:

Melton F. [Signature]
 Developer (if any)

***Prior to entering into any agreement or conveyance**, this disclosure shall be signed in duplicate originals, one of which shall be retained by the Seller and Developer (if any) and one of which shall be provided to the Buyer. **In addition**, the Seller and Developer (if any) and the Buyer shall sign a separate Acknowledgement of Receipt of this Disclosure Statement.