

SUBDIVISION STREET DISCLOSURE STATEMENT

(This form may be used when North Carolina General Statutes 136-102.6(f) requires and is not used for resale transactions.)

North Carolina General Statutes 136-102.6(f) requires that certain disclosures be made to prospective buyers relating to the status of subdivision streets. Buyers should be informed of the status of any street upon which the Property fronts.

Property: Sorrell Oaks

Seller: Oak and Stone Custom Homes, LLC

Developer (if different from Seller): _____

The street upon which the Property fronts is designated ☒ Public or ☐ Private

If Public: the Developer and/or Seller certify that the street ☐ HAS BEEN ☒ HAS NOT BEEN accepted for maintenance by the North Carolina Department of Transportation or the municipality, as applicable.

If not yet accepted for maintenance, the Developer and/or Seller certify that the right of way and the design and construction of the street has been or will be in accordance with the applicable standards for subdivision streets adopted by the North Carolina Department of Transportation or by the municipality.

If Private:

- Construction of the street:
 - ☐ is complete; or,
 - ☐ shall be completed by Developer and/or Seller; and
 - ☐ will ☐ will not be constructed to applicable minimum standards of the State highway system or municipal street system; or,
 - ☐ shall be the responsibility of the Buyer as owner of the Property; or,
 - ☐ Other (specify) _____
- No street maintenance shall be performed by the North Carolina Department of Transportation or any other state or local government agency.
 - ☐ Covenants, conditions or restrictions concerning street maintenance and other restrictions and conditions of use and occupancy of the Property, are recorded at Book _____ Page _____; or,
 - ☐ A street maintenance agreement is recorded at Book _____ Page _____; or,
 - ☐ There is no street maintenance agreement and Buyer is solely responsible.

Party Name (print): Oak and Stone Custom Homes, llc ☐ Developer ☒ Seller

Signature: *Rebecca K. Abplanalp, Managing Member* dotloop verified
04/30/24 5:26 PM EDT
JPDU-ZCYX-ESTZ-EYIT Date: _____

Party Name (print): _____ ☐ Developer ☐ Seller

Signature: _____ Date: _____

Entity Name _____ ☐ Developer ☐ Seller

By: _____
Signature of authorized representative Date Print name and title

The undersigned Buyer(s) acknowledge the receipt of a duplicate original of this Statement.

Date: _____ Date: _____
Buyer *Rebecca K. Abplanalp, Managing Member* dotloop verified
04/30/24 5:26 PM EDT
F7UC-VFZS-IGP1-BIWU (SEAL) Buyer _____ (SEAL)