



Prepared by Watson Legal, PLLC

NOTIFICATION OF MILITARY AND AIRCRAFT NOISE

Property Address: 121 Walnut Drive, Richlands, NC 28574

Dear Prospective Property Owner:

You are hereby notified that the property identified above is located within an area of Onslow County that is subject to elevated noise levels due to aircraft operations and military training activities. These elevated noise levels may significantly exceed typical ground-based or ambient noise and are primarily associated with current flight paths, training exercises, and other military operations conducted at or near military installations and airfields within the county.

Properties situated closer to such operational areas are generally exposed to higher noise levels compared to those located farther away. It is essential for prospective property owners to be aware that exposure to such noise may impact the usability and enjoyment of the property, particularly for noise-sensitive uses, including residential living.

Buyer Acknowledgment of Potential Noise Impact

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- Awareness of Elevated Noise Levels: The buyer acknowledges that the property may be subject to elevated noise levels as described above, and such noise levels may persist throughout ownership.
 - Potential Impact on Use and Enjoyment: The buyer understands that noise from aircraft and military operations may affect the use, enjoyment, and marketability of the property.
 - No Recourse Against Military or Government Entities: The buyer acknowledges that noise impacts from aircraft and military activities are inherent to the property's location and that no claims shall be made against any military or governmental entities related to noise disturbances.
 - Opportunity to Seek Additional Information: The buyer understands that they may seek further information from the relevant military or governmental authorities regarding noise levels and their potential impacts.

Indemnification and Hold Harmless Agreement

The buyer(s) agree to indemnify, defend, and hold harmless Maven Properties, its agents, representatives, and employees, as well as the closing attorney and associated legal staff, from any and all claims, demands, actions, damages, losses, or liabilities (including reasonable attorney's fees) that may arise directly or indirectly from:

- The presence of elevated noise levels related to military or aircraft operations.
- Any perceived or actual impairment of the use, enjoyment, or value of the property due to noise disturbances.
- Any claim, dispute, or legal action brought against the buyer by third parties regarding noise issues affecting the property.

This indemnification shall extend to all claims, whether known or unknown, anticipated or unanticipated, and shall survive the closing and transfer of the property.

Important Legal Disclosure

Pursuant to the Residential Property Disclosure Act (N.C.G.S. Chapter 47E), owners of residential real property in North Carolina are required to disclose to prospective purchasers any known conditions associated with the property that may impact its use or value. This includes noise impacts related to military operations and aircraft activity. This notice is intended to fulfill that disclosure obligation.

Signature Acknowledgment

By signing below, the prospective buyer(s) acknowledge that they have read, understood, and accepted the contents of this noise notification, including the indemnification and hold harmless provisions.

Buyer 1 Signature: Date: _____

Buyer 2 Signature: Date: _____

