



# STATE OF NORTH CAROLINA MINERAL AND OIL AND GAS RIGHTS MANDATORY DISCLOSURE STATEMENT

## Instructions to Property Owners

1. The Residential Property Disclosure Act (G.S. 47E) ("Disclosure Act") requires owners of certain residential real estate such as single-family homes, individual condominiums, townhouses, and the like, and buildings with up to four dwelling units, to furnish purchasers a Mineral and Oil and Gas Rights Disclosure Statement ("Disclosure Statement"). This form is the only one approved for this purpose.
2. A disclosure statement is not required for some transactions. For a complete list of exemptions, see G.S. 47E-2(a). **A DISCLOSURE STATEMENT IS REQUIRED FOR THE TRANSFERS IDENTIFIED IN G.S. 47E-2(b)**, including transfers involving the first sale of a dwelling never inhabited, lease with option to purchase contracts where the lessee occupies or intends to occupy the dwelling, and transfers between parties when both parties agree not to provide the Residential Property and Owner's Association Disclosure Statement.
3. You must respond to each of the following by placing a check  in the appropriate box.

### MINERAL AND OIL AND GAS RIGHTS DISCLOSURE

Mineral rights and/ or oil and gas rights can be severed from the title to real property by conveyance (deed) of the mineral rights and/ or oil and gas rights from the owner or by reservation of the mineral rights and/ or oil and gas rights by the owner. If mineral rights and/ or oil and gas rights are or will be severed from the property, the owner of those rights may have the perpetual right to drill, mine, explore, and remove any of the subsurface mineral and/or oil or gas resources on or from the property either directly from the surface of the property or from a nearby location. With regard to the severance of mineral rights and/or oil and gas rights, Seller makes the following disclosures:

	Yes	No	No Representation
<u>                    </u> Buyer Initials			<input checked="" type="checkbox"/>
1. Mineral rights were severed from the property by a previous owner.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>                    </u> Buyer Initials			<input checked="" type="checkbox"/>
2. Seller has severed the mineral rights from the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<u>                    </u> Buyer Initials			<input checked="" type="checkbox"/>
3. Seller intends to sever the mineral rights from the property prior to transfer of title to the Buyer.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<u>                    </u> Buyer Initials			<input checked="" type="checkbox"/>
4. Oil and gas rights were severed from the property by a previous owner.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>                    </u> Buyer Initials			<input checked="" type="checkbox"/>
5. Seller has severed the oil and gas rights from the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<u>                    </u> Buyer Initials			<input checked="" type="checkbox"/>
6. Seller intends to sever the oil and gas rights from the property prior to transfer of title to Buyer.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

### Note to Purchasers

If the owner does not give you a Mineral and Oil and Gas Rights Disclosure Statement by the time you make your offer to purchase the property, or exercise an option to purchase the property pursuant to a lease with an option to purchase, you may under certain conditions cancel any resulting contract without penalty to you as the purchaser. To cancel the contract, you must personally deliver or mail written notice of your decision to cancel to the owner or the owner's agent within three calendar days following your receipt of this Disclosure Statement, or three calendar days following the date of the contract, whichever occurs first. However, in no event does the Disclosure Act permit you to cancel a contract after settlement of the transaction or (in the case of a sale or exchange) after you have occupied the property, whichever occurs first.

Property Address: Halifax Road, Rocky Mount, NC

Owner's Name(s): Aloha Land Ventures LLC

Owner(s) acknowledge having examined this Disclosure Statement before signing and that all information is true and correct as of the date signed.

Owner Signature:  Aloha Land Ventures LLC Date 12/05/2025

Owner Signature: \_\_\_\_\_ Date \_\_\_\_\_

Purchaser(s) acknowledge receipt of a copy of this Disclosure Statement; that they have examined it before signing; that they understand that this is not a warranty by owner or owner's agent; and that the representations are made by the owner and not the owner's agent(s) or subagent(s).

Purchaser Signature: \_\_\_\_\_ Date \_\_\_\_\_

Purchaser Signature: \_\_\_\_\_ Date \_\_\_\_\_

REC 4.25

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Aloha Land

### VACANT LAND DISCLOSURE STATEMENT

Note: Use this form to fulfill Seller's required disclosures in the Offer to Purchase and Contract – Vacant Lot/Land Form 12-T.

Property: Halifax Road, Rocky Mount, NC

Buyer: \_\_\_\_\_

Seller: Aloha Land Ventures LLC

Buyer understands and agrees that this Disclosure Statement is not a substitute for professional inspections, and that this document does not relieve Buyer of their duty to conduct thorough Due Diligence on the Property. Any representations made by Seller in this Disclosure Statement are true to the best of Seller's knowledge, and copies of any documents provided by Seller are true copies, to the best of Seller's knowledge. Buyer is strongly advised to have all information confirmed and any documents substantiated during the Due Diligence Period.

If Seller checks "yes" for any question below, Seller is affirming actual knowledge of either: (1) the existence of documentation or information related to the Property; or (2) a problem, issue, characteristic, or feature existing on or associated with the Property. If Seller checks "no" for any question below, Seller is stating they have no actual knowledge or information related to the question. If Seller checks "NR," meaning no representation, Seller is choosing not to disclose whether they have knowledge or information related to the question.

#### A. Physical Aspects

Yes	No	NR
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1. Non-dwelling structures on the Property .....

If yes, please describe: \_\_\_\_\_

2. Current or past soil evaluation test (agricultural, septic, or otherwise).....

3. Caves, mineshafts, tunnels, fissures or open or abandoned wells .....

4. Erosion, sliding, soil settlement/expansion, fill or earth movement .....

5. Communication, power, or utility lines.....

6. Pipelines (natural gas, petroleum, other).....

7. Landfill operations or junk storage .....

Previous  Current  Planned  Legal  Illegal

8. Drainage, grade issues, flooding, or conditions conducive to flooding .....

9. Gravesites, pet cemeteries, or animal burial pits.....

10. Rivers, lakes, ponds, creeks, streams, dams, or springs.....

11. Well(s).....

Potable  Non-potable Water Quality Test?  yes  no  
depth \_\_\_\_\_; shared (y/n) \_\_\_\_\_; year installed \_\_\_\_\_; gal/min \_\_\_\_\_

12. Septic System(s).....

If yes: Number of bedrooms on permit(s) \_\_\_\_\_

Permit(s) available?  yes  no  NR

Lift station(s)/Grinder(s) on Property?  yes  no  NR

Septic Onsite?  yes  no  Details: \_\_\_\_\_

Tank capacity \_\_\_\_\_

Repairs made (describe): \_\_\_\_\_

Tank(s) last cleaned: \_\_\_\_\_

If no: Permit(s) in process?  yes  no  NR

Soil Evaluation Complete?  yes  no  NR

Other Septic Details: \_\_\_\_\_



This form approved by:

NC REALTORS®

Seller Initials AM

Buyer Initials \_\_\_\_\_



Yes	No	NR
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13. Commercial or industrial noxious fumes, odors, noises, etc. on or near Property.....  Yes  No  NR  
 If yes, please describe: \_\_\_\_\_

**B. Legal/Land Use Aspects**

1. Current or past title insurance policy or title search.....  Yes  No  NR  
 2. Copy of deed(s) for property.....  Yes  No  NR  
 3. Government administered programs or allotments.....  Yes  No  NR  
 4. Rollback or other tax deferral recaptures upon sale.....  Yes  No  NR  
 5. Litigation or estate proceeding affecting ownership or boundaries.....  Yes  No  NR  
 6. Notices from governmental or quasi-governmental authorities related to the property..  Yes  No  NR  
 7. Private use restrictions or conditions, protective covenants, or HOA.....  Yes  No  NR  
 If yes, please describe: \_\_\_\_\_  
 8. Recent work by persons entitled to file lien claims.....  Yes  No  NR  
 If yes, have all such persons been paid in full .....  Yes  No  NR  
 If not paid in full, provide lien agent name and project number: \_\_\_\_\_  
 9. Jurisdictional government land use authority:  
 County: \_\_\_\_\_ City: \_\_\_\_\_  
 10. Current zoning: \_\_\_\_\_  
 11. Fees or leases for use of any system or item on property .....  Yes  No  NR  
 12. Location within a government designated disaster evacuation zone (e.g., hurricane, nuclear facility, hazardous chemical facility, hazardous waste facility).....  Yes  No  NR  
 13. Access (legal and physical) other than by direct frontage on a public road  
 Access via easement.....  Yes  No  NR  
 Access via private road .....  Yes  No  NR  
 If yes, is there a private road maintenance agreement?  yes  no  
 14. Solar panel(s), windmill(s), cell tower(s).....  Yes  No  NR  
 If yes, please describe: \_\_\_\_\_

**C. Survey/Boundary Aspects**

1. Current or past survey/plat or topographic drawing available.....  Yes  No  NR  
 2. Approximate acreage: \_\_\_\_\_  
 3. Wooded Acreage \_\_\_\_\_; Cleared Acreage \_\_\_\_\_  
 4. Encroachments.....  Yes  No  NR  
 5. Public or private use paths or roadways rights of way/easement(s).....  Yes  No  NR  
 Financial or maintenance obligations related to same .....  Yes  No  NR  
 6. Communication, power, or other utility rights of way/easements .....  Yes  No  NR  
 7. Railroad or other transportation rights of way/easements.....  Yes  No  NR  
 8. Conservation easement .....  Yes  No  NR  
 9. Property Setbacks.....  Yes  No  NR  
 If yes, describe: \_\_\_\_\_  
 10. Riparian Buffers (i.e., stream buffers, conservation districts, etc.).....  Yes  No  NR  
 11. Septic Easements and Repair Fields .....  Yes  No  NR  
 12. Any Proposed Easements Affecting Property.....  Yes  No  NR  
 13. Beach Access Easement, Boat Access Easement, Docking Permitted.....  Yes  No  NR  
 If yes, please describe: \_\_\_\_\_

**D. Agricultural, Timber, Mineral Aspects**

Yes	No	NR
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- 1. Agricultural Status (e.g., forestry deferral) .....  Yes  No  NR
- 2. Licenses, leases, allotments, or usage permits (crops, hunting, water, timber, etc.).....  Yes  No  NR  
If yes, describe in detail: \_\_\_\_\_
- 3. Forfeiture, severance, or transfer of rights (mineral, oil, gas, timber, development, etc.)  Yes  No  NR  
If yes, describe in detail: \_\_\_\_\_
- 4. Farming on Property:  owner or  tenant .....  Yes  No  NR
- 5. Presence of vegetative disease or insect infestation.....  Yes  No  NR
- 6. Timber cruises or other timber related reports.....  Yes  No  NR
- 7. Timber harvest within past 25 years .....  Yes  No  NR  
If yes, monitored by Registered Forester? .....  Yes  No  NR  
If replanted, what species: \_\_\_\_\_  Yes  No  NR  
Years planted: \_\_\_\_\_  Yes  No  NR
- 8. Harvest impact (other than timber) .....  Yes  No  NR  
If yes, describe in detail: \_\_\_\_\_

**E. Environmental Aspects**

- 1. Current or past Phase I, Phase II or Phase III Environmental Site Assessment(s).....  Yes  No  NR
- 2. Underground or above ground storage tanks .....  Yes  No  NR  
If yes, describe in detail: \_\_\_\_\_
- 3. Abandoned or junk motor vehicles or equipment of any kind.....  Yes  No  NR
- 4. Past illegal uses of property (e.g., methamphetamine manufacture or use).....  Yes  No  NR
- 5. Federal or State listed or protected species present.....  Yes  No  NR  
If yes, describe plants and/or animals: \_\_\_\_\_
- 6. Government sponsored clean-up of the property .....  Yes  No  NR
- 7. Groundwater, surface water, or well water contamination  Current  Previous ...  Yes  No  NR
- 8. Previous commercial or industrial uses.....  Yes  No  NR
- 9. Wetlands, streams, or other water features .....  Yes  No  NR  
Permits or certifications related to Wetlands .....  Yes  No  NR  
Conservation/stream restoration.....  Yes  No  NR
- 10. Coastal concern (tidal waters, unbuildable land, flood zone, CAMA, Army Corp., etc.)  Yes  No  NR  
If yes, describe in detail: \_\_\_\_\_
- 11. The use or presence on the property, either stored or buried, above or below ground, of:
  - i. Asbestos, Benzene, Methane, Pesticides, Radioactive Material .....  Yes  No  NR  
If yes, describe in detail: \_\_\_\_\_
  - ii. Other fuel/chemical.....  Yes  No  NR
  - iii. Paint  Lead based paint  Other paint/solvents .....  Yes  No  NR
  - iv. Agricultural chemical storage .....  Yes  No  NR

**F. Utilities**

Check all currently available on the Property and indicate the provider.

- Water (describe): \_\_\_\_\_
- Sewer (describe): \_\_\_\_\_
- Gas (describe): \_\_\_\_\_
- Electricity (describe): \_\_\_\_\_
- Cable (describe): \_\_\_\_\_

Seller Initials                      Buyer Initials

