

## Notice Regarding Nearby Studies and Potential Development

### Carolina Bays Parkway (SC-31) Extension:

NCDOT, in coordination with South Carolina officials, is evaluating the proposed extension of the Carolina Bays Parkway (SC-31) into Brunswick County, North Carolina. On October 23, 2025, a public hearing was held to present updated information and conceptual maps. Current materials indicate the corridor could intersect the area near the entrance to Ocean Ridge Plantation®. The project is not currently funded in North Carolina. If advanced and funded in the future, the extension may affect traffic patterns and access at the main Highway 17 entrance to Ocean Ridge Plantation®.

Update (January 2026): The Draft Environmental Impact Statement identifies Alternative 4 as the preferred route. Environmental review is expected to continue through 2027. For official information and updates, visit: [www.ncdot.gov/projects/carolina-bays-parkway](http://www.ncdot.gov/projects/carolina-bays-parkway)

### Sunset Beach 904 Study:

The Town of Sunset Beach is conducting a study regarding potential development adjacent to the Ocean Ridge community. This study may include land use planning and infrastructure considerations for nearby areas. For more information and updates, visit: <https://sunsetbeachnc.gov/904>.

Buyers are encouraged to review this information and perform their own due diligence regarding future development plans.

### Sewage Spill Notice

Brunswick County Public Utilities reported that on January 9, 2026, approximately 4,444 gallons of untreated wastewater were discharged near 6576 Summerfield Lane/Place in the Ocean Ridge community due to a failed force main isolation valve. The spill was discovered late that morning; repairs were completed early that afternoon, and downstream sampling and remediation were performed following the incident. This event is disclosed as it may be considered material to buyers.

### Acknowledgment & Hold Harmless:

By signing, the undersigned acknowledge receipt of this notice and agree that Ocean Ridge Plantation Real Estate Sales ("ORPRES"), its agents, broker-in-charge, officers, employees, and representatives are not liable for, and are released and held harmless and indemnified from, any claims, damages, or costs arising out of or related to the planning, approval, construction, or operation of the Carolina Bays Parkway extension, the Sunset Beach 904 Study, and any resulting impact on property listed with or shown by ORPRES.

Ocean Ridge Real Estate Sales

All information is deemed reliable but not guaranteed. Buyers/Sellers are encouraged to verify.

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

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

Seller: <sup>Authentisign</sup> Harry C Chalmers Date: 03/11/26

Seller: Robin S Thompson Date: 03/11/26

ORPRES Agent: \_\_\_\_\_ Date: \_\_\_\_\_

