



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

Instructions to Property Owners

- 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.
- 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.
- 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

- | | | |
|--------------------------|-------------------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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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: 5708 Ocean Drive, Emerald Isle, NC 28594

Owner's Name(s): Teresa LeBeau and Kevin Marvel

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: Teresa LeBeau Date: 6/15/26
 Owner Signature: Kevin Marvel Date: 6/19/26

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: _____

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: 5708 Ocean Drive, Emerald Isle, NC 28594

Buyer: _____

Seller: Teresa LeBeau and Kevin Marvel

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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- | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <ol style="list-style-type: none"> 1. Non-dwelling structures on the Property <input type="checkbox"/> <p style="margin-left: 20px;">If yes, please describe: _____</p> 2. Current or past soil evaluation test (agricultural, septic, or otherwise)..... <input type="checkbox"/> 3. Caves, mineshafts, tunnels, fissures or open or abandoned wells <input type="checkbox"/> 4. Erosion, sliding, soil settlement/expansion, fill or earth movement <input type="checkbox"/> 5. Communication, power, or utility lines..... <input type="checkbox"/> 6. Pipelines (natural gas, petroleum, other)..... <input type="checkbox"/> 7. Landfill operations or junk storage <input type="checkbox"/> <p style="margin-left: 20px;"><input type="checkbox"/> Previous <input type="checkbox"/> Current <input type="checkbox"/> Planned <input type="checkbox"/> Legal <input type="checkbox"/> Illegal</p> 8. Drainage, grade issues, flooding, or conditions conducive to flooding <input type="checkbox"/> 9. Gravesites, pet cemeteries, or animal burial pits..... <input type="checkbox"/> 10. Rivers, lakes, ponds, creeks, streams, dams, or springs..... <input type="checkbox"/> 11. Well(s)..... <input type="checkbox"/> <p style="margin-left: 20px;"><input type="checkbox"/> Potable <input type="checkbox"/> Non-potable Water Quality Test? <input type="checkbox"/> yes <input type="checkbox"/> no</p> <p style="margin-left: 20px;">depth _____; shared (y/n) _____; year installed _____; gal/min _____</p> 12. Septic System(s)..... <input checked="" type="checkbox"/> <p style="margin-left: 20px;">If yes: Number of bedrooms on permit(s) _____</p> <p style="margin-left: 20px;">Permit(s) available? <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> NR</p> <p style="margin-left: 20px;">Lift station(s)/Grinder(s) on Property? <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> NR</p> <p style="margin-left: 20px;">Septic Onsite? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> Details: _____</p> <p style="margin-left: 20px;">Tank capacity _____</p> <p style="margin-left: 20px;">Repairs made (describe): _____</p> <p style="margin-left: 20px;">Tank(s) last cleaned: _____</p> <p style="margin-left: 20px;">If no: Permit(s) in process? <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> NR</p> <p style="margin-left: 20px;">Soil Evaluation Complete? <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> NR</p> <p style="margin-left: 20px;">Other Septic Details: _____</p> | <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;"><input type="checkbox"/></td> <td style="width: 33%;"><input checked="" type="checkbox"/></td> <td style="width: 33%;"><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



This form approved by:
NC REALTORS®

Seller Initials TL KM Buyer Initials

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: _____

Seller Initials JL KM Buyer Initials

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): City water ran to Property. Currently capped.
- Sewer (describe): None N/A
- Gas (describe): _____
- Electricity (describe): _____
- Cable (describe): _____

Seller Initials TL KM Buyer Initials

Air Installation Compatible Use Zone

Disclosure Form

For use prior to property transfers and leases greater than 90 days

The property at the following location:

Parcel Id: 630418315012000

Deed Book 688 Page 217

Address: 5708 OCEAN DRIVE
EMERALD ISLE, NC 28594

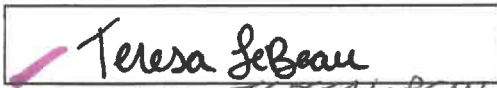
is situated within the following zones of the Air Installation Compatible Use Zones (AICUZ) of the Marine Corps Auxiliary Landing Field Bogue.

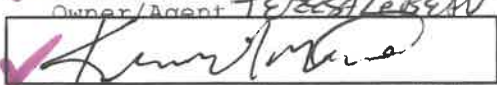
- Compatible Use Zone 1 (CUZ 1): Area in close proximity to air base operations
- Compatible Use Zone 2 (CUZ 2): Area in proximity to air base operations
- Noise Exposure Level N3 (75 ldn or higher): Area of significant noise impact
- Noise Exposure Level N2 (65 to 74 ldn): Area of moderate noise impact
- Noise Exposure Level N1 (below 65 ldn): Area of low noise impact

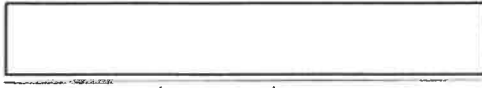
Carteret County has placed certain use restrictions and requirements on the development of property within the MCAS AICUZ footprint. Before purchasing or leasing the above property, you should consult the Carteret County Department of Planning and Development to determine what restrictions and requirements have been placed on the subject property.

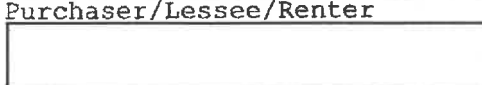
For properties identified as being within Noise Exposure Level Zones, Carteret County provides information for voluntary methods to reduce noise levels for existing or proposed development.

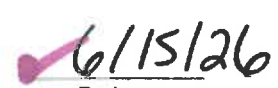
I, _____, owner/agent of the subject property, hereby certify that I have informed _____, prospective purchaser/lessee/renter, that the subject property is located in an Air Installation Compatible Use Zone.

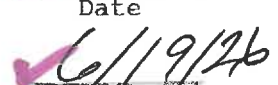

Owner/Agent TERESA LeBEAU


Owner/Agent KEVIN MARVEL


Purchaser/Lessee/Renter


Purchaser/Lessee/Renter


Date


Date



US HWY 70 & Future 1-42 Disclosure

U.S. 70 between Raleigh and Morehead City plays important roles, including being a primary hurricane evacuation route as well as being a major corridor for freight transport. Future Interstate 42 generally follows the U.S. 70 corridor southeasterly, connecting Garner, Clayton, Smithfield, Selma, Goldsboro, Kinston, New Bern and Havelock with the Port of Morehead City.

1-42 will begin at the current systems interchange with 1-40 near Garner and follow U.S. 70 southeast toward Smithfield, Selma and 1-95. Near Goldsboro, 1-42 will overtake the U.S. 70 bypass around the north side of the city. A new bypass will carry 1-42 around the south side of Kinston, connecting with the existing controlled- access and freeway portions east to New Bern. Southeast of New Bern, future 1-42 will follow another new bypass to the west of Havelock. Ultimately, 1-42 will end near the port of Morehead City.

By signing this disclosure, Buyer and Seller Acknowledge they have been informed about pending road construction that will be taking place in New Bern, Havelock and James City areas of Craven County, NC. Also included are parts of Carteret County, NC.

Buyer and Seller further acknowledge that said construction may result in lane closings, detours and traffic delays.

Buyer

Date _____

Buyer

Date _____

Seller ✓

Date ✓

Seller ✓

Date ✓

For further information and development, visit

<https://malmeroads.net/ncfutints/fut42.html>

<https://www.ncdot.gov/news/press-releases/Pages/2022/2022-03-16-i-42-coming-us-70-corridor.aspx>