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RESIDENTIAL

VACANT LAND DISCLOSURE ADDENDUM

Property Address or Tax ID #: Marcola Meadows map & tax lot 17-02-30-00-01802, Springfield, OR 97477

(the "Property")

3 This is a vacant land disclosure addendum ("disclosure addendum") made by the Seller concerning the Property. This is not a warranty of any kind 4 by the Seller or any agent of the Seller and is not a substitute for any inspections or warranties that the Buyer may wish to obtain.

INSTRUCTIONS TO THE SELLER

5 Please complete the following form. Answer all the questions. If a question is not applicable to this Property, mark N/A. Please explain each 6 "YES" answer in detail at Section VI below or on a separate page and attach pertinent documents and information. Please refer to the section and 7 item of the question(s) when you provide your explanation(s). Please date and sign each page of this Disclosure Addendum and each attachment. 8 Seller(s) authorize(s) all agents to provide a copy of this vacant land disclosure addendum to other real estate agents and prospective buyers of the 9 property.

NOTICE TO BUYER

A. Buyers have a duty to pay diligent attention to any material defects in or about the Property that are known to them or can become 10 11 known by utilizing diligent attention and observation and by employing competent experts. Your real estate agent is not responsible 12 for your due diligence and may not provide advice about property conditions or legal issues.

13 Β. The disclosures set forth in this Disclosure Addendum and any amendments thereto are made only by the Seller and are not the representations of any financial institution having made, or may make, a loan pertaining to the Property or may have or take a 14 15 security interest in the Property, or of any real estate agent engaged by the Seller or Buyer. A financial institution or real estate agent is not bound by and has no liability with respect to any representation, misrepresentation, omission, error, or inaccuracy 16 17 contained in another party's disclosure statement or any amendments thereto.

TITLE

Ι.

υ Ν Κ Ν Ο W Ν YES ΝO N / A

	Buyer	Initials	/	_Date Seller Initials Date Date						
34			~	L. Is there a land survey for this Property? Survey Number (if known)						
33		1		K. Are you aware of any pending land use changes?						
32				J. What is the current use of the Property? <u>Land for future development</u>						
31				I. What is the current zoning for the Property? <u>Community commercial</u>						
29 30		~		H. Are there any pending or existing assessments against this Property (other than real property taxes not yet due for the current year)?						
28		•		G. Are you aware of any governmental study, survey, or notice that would affect this Property?						
27		•		F. Any sale, transfer, or reservation of oil, gas, mineral rights, or timber rights?						
26		~		E. Any sale, transfer, or reservation of development, water or drainage rights?						
25	~			D. Is there a written or oral agreement for joint maintenance of an easement?						
24				access limitations written or oral agreements concerning the use or access to/from this property						
23	~			C. Are there any of the following? I rights of way zeasements (other than normal utility easements)						
21		V		boundary disputes recent boundary changes.						
21				□ B. Are there any of the following? □ encroachments □ written or oral boundary or fencing agreements						
19 20		2		A.2 Is this Property subject to any of the following? I first right of refusal I option I lease or rental agreement other listing I life estate Timber Contracts						
18	~			A.1 Is this Property a legal lot of record?						

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M. Is this Property subject to any recorded or unrecorded Covenants, Conditions, and Restrict							
✓ □ □ N. Are there any conservation, easements, or agreements?							
YES	NO	UNKN	OWN N/A	II. GENERAL INFORMATION			
			🗌 A. Hav	re there been any settling, soil problems, standing water, flooding, or drainage problem on this Proper			
	~		🗌 B. Doe	es the Property contain soil used to fill, build up, or level areas of the ground ("fill dirt")?			
			~	I. If yes, does the fill dirt contain foreign materials (e.g., wood, rock, debris)?			
				2. If yes, was the fill dirt compacted?			
	~		🗌 C. Has	this Property been identified as a "wetland", antiquities, dunes area, or other similar designation?			
	~		🔲 D. Is th	ne Property in a designated flood or slide zone? FEMA Map # (if known)			
	~		🗌 E. Has	there been major damage to this Property from fire, wind, flood, earth movement, or landslide?			
				u aware of any above-ground or underground tanks used for any purpose (e.g., fuel, chemical, septic, doned tanks, etc.) currently or previously in use on the Property?			
	~		🗌 G. Are	you aware of any hazardous material, toxic waste, or trash dumping on this Property?			
				ere any structural improvements or personal property located on the Property that are included in this action? If "yes," list all items:			
				I. Are there any defects or problems with any of these items? If "yes," describe all problems and defects:			
	~		🗌 I. Has	this Property been used for the manufacture or distribution of illegal substances, excluding marijuana			
				Nthough marijuana has been legalized for medicinal and recreational use in Oregon, it remains a olled Substance" under Federal Law and is illegal. See website <u>www.whitehouse.gov</u>			
	~			this Property been used to legally grow marijuana for either medicinal or recreational use as permitter er Oregon laws?			
Buyer m	nay wish	to investi	ate further any	of the issues mentioned above.			
YES	NO	UNKN	DWN N/A	III. WATER			
		~	∏ A.Ist	here currently a domestic water supply for this Property?			
_		-		If "yes," from what source? public utility community water system private well other (specify)			
_	_	_		2. If "no," is a permit required 🗌 Yes 🔲 No 🛛 Has it been applied for? 🗌 Yes 🗌 No			
	~		_	perty is currently supplied from a well:			
			~	Is there more than one well serving the Property?			
				2. Is (are) the well(s) located on the Property? (If No, attach explanation).			
			~	3. Is (are) the well(s) shared?			
Buver	Initials	/	Date	Seller Initials BA / Date 10/18/20			

Created by Daniel Goss with SkySlope® Breeze.



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				· · · · · · · · · · · ·		(the "Prope
			~		a. Is there an oral or written agreement for a share	d well?
			~		b. Is there an easement (recorded or unrecorded)	for access to and maintenance of a shared w
			~	4.	Is a copy of the well log(s) available?	
				5.	Well depth(s) is estimated to befeet	
			~	6.	Well(s) supply approximatelygallons per	minute (GPM) of water.
					a. This figure is taken from well log a flow and by whom	
			~	7.	Is there a holding tank in addition to the pressure tan	k for the water system?
					a. If "yes," what is the capacity of the tank?	gallons.
				8.	Well is years old. Pump type: 🗌 submersible	☐ jet. Pump make
					Installed byda	
					Serviced byd	ate of last service
			~	9.	Are there any known problems with the water system	?
			~	10. H	lave there been any repairs to the water system?	
			~	11. H	Has a 🔲 coliform bacteria 🗌 nitrates 🗌 arsenic or	other water quality test been performed
					domestic water supply? If "yes," when	
	~			C. Is the	re a water treatment system? If "yes," 🗌 owned or	
_	_	_	_	1.	If "yes," for what purpose was the water treatment sy	
				2.	Is the water treatment system in good working order	? (If No, attach explanation).
					nere any abandoned wells on the Property?	
				-	ou have other pertinent information regarding the water	
					here any irrigation wells? If "yes," how many?	
				G. Are th	ere water appropriation rights for this Property?	
			~	1.	Have the water rights been certified by the State of 0	Dregon?
				2.	To what body of water do the water rights pertain?	
			~	3.	Have the water rights been used beneficially during	the last five years?
					ny man-made ponds or bodies of water on this Proper	ty?
			~	1.	If "yes," is there a permit?	
Buyer sh	nould hav	ve any n	onpublic	water sour	ces tested for potability and adequacy of supply.	
YES	NO	UNKN	OWN N/	/ A	IV. SEWAGE	
		\checkmark			anitary sewer currently available to this Property?	
_	_	_	_		If "yes," where is the sewer line located?	
		~		2.	If "no," will such service be available in the future?	
		,	Date			Seller Initials BA / Date 10/18/20



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				B. Are you awa	are of any sanitary sewer proposed for this Property?
П				C. Is there a se	eptic system on this Property?
				1. lf "y 2. Las	es," what type of system? standard cap fill sand filtration other t inspected by date ase attach copies of the inspection report and invoice
					e septic system was last pumped by whom by whom
			~	4. Ang	/ known problems or repairs? If "yes," please explain on attached sheet.
		~		D. If a septic	system will need to be installed, is there a current governmental approval for such a system
				-	es," what type of system? 🗌 standard 📋 cap fill 📄 sand filtration 📄 other e of approval
	~			E. Is there a	in abandoned septic system on the Property? If "yes," where is it located?
Buyer	may wis	h to have th	ne sewag	e system inspe	ected
YES	NO	υ Ν Κ Ν Ο	WNN/	A V.DE	ED RESTRICTIONS, ASSOCIATIONS, COMMON FACILITIES,
	~			A. Are there	CC&Rs?
				B. Is there a	Home or Unit Owners' Association?
					es," who is the contact person?
				Cor	tact information:
				2. Mo	nthly or annual dues Assessments
	~			C. Is this Pr	operty in an area with a neighborhood group or community organization?
				1. lf "y 	es," contact information
~					e any features of this Property shared in common with adjoining landowners, such as a wa ad, or driveway for which use or maintenance responsibility may affect this Property?
YES	NO	иикис	OWN N	/ A	VI. OTHER CONDITIONS
	~			A. Are there	any known disputes, irregularities, or other unsettled issues?
☐ Y E S	✓ NO				any "common areas" (facilities such as a pool, recreation building, tennis court, walkway, o DOCUMENTS AND EXPLANATIONS
	~			A. Are you	aware of any other material fact or condition affecting this Property?
					anations of "Yes" answers, or those questions indicating an explanation here: ing lot and drive access to the residential neighborhood
				shared park	
					(Attach Addendum if ne
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					ned user below pursuant to a Forms License Agreement with Oregon Real Estate Forms, LLC.



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138	Property Address or Tax ID #: Marcola Meadows map &	tax lot 17-02-30-00-01802, Springf	ield, OR 97	7477						
139				(the "Property")						
140	Seller represents to Buyer the foregoing answers in this Disclos	sure Addendum, together with all included documents	and information	, if any, are complete and						
141	correct to the best of Seller's actual knowledge, without further investigation or testing.									
142	Seller Balamunali Ambati	Date 10/18/2023, 10:11:34 PM PDT	a.m	p.m. 🗲						
143	Seller									
144	Unless previously waived by Buyer in writing, Seller shall deliver a copy of the completed Disclosure Addendum to any Buyer making a written offer to purchase									
145	the Property. Buyer shall have the absolute right to revoke their offer, for any reason or no reason, by giving written notice to Seller within five (5) Business Days									
146	following the date of Seller's delivery of the Disclosure Addend	dum to Buyer (the "Revocation Period"). Unless previ	ously waived in	writing, if Buyer's right of						
147	revocation is not timely exercised in writing by Midnight at the end of the last day of the Revocation Period, it shall automatically expire. In all events, said right									
148	of revocation shall expire upon closing of the transaction.									
149	Acknowledgment									
150	The undersigned hereby acknowledges the duty to sign, date,	and return a copy of this page of the Disclosure Adde	ndum to Seller	or Seller's Agent promptly						
151	upon receipt from Seller or Seller's Agent. A bad faith refusal to do so could jeopardize Buyer's ability to effectively exercise their right of revocation.									
152	Buyer	Date	a.m	p.m. 🗲						
153	Buyer	Date	a.m	p.m. 🗲						
154	Buyer's Agent	Date	a.m	p.m. 🗲						