



VACANT LAND DISCLOSURE ADDENDUM

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

This is a vacant land disclosure addendum ("disclosure addendum") made by the Seller concerning the Property. This is not a warranty of any kind 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

Please complete the following form. Answer all the questions. If a question is not applicable to this Property, mark N/A. Please explain each "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 item of the question(s) when you provide your explanation(s). Please date and sign each page of this Disclosure Addendum and each attachment. 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 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 known by utilizing diligent attention and observation and by employing competent experts. Your real estate agent is not responsible for your due diligence and may not provide advice about property conditions or legal issues.
B. 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 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 contained in another party's disclosure statement or any amendments thereto.

YES NO UNKNOWN N/A I. TITLE

- A.1 Is this Property a legal lot of record?
A.2 Is this Property subject to any of the following? first right of refusal option lease or rental agreement other listing life estate Timber Contracts
B. Are there any of the following? encroachments written or oral boundary or fencing agreements boundary disputes recent boundary changes.
C. Are there any of the following? rights of way easements (other than normal utility easements) access limitations written or oral agreements concerning the use or access to/from this property
D. Is there a written or oral agreement for joint maintenance of an easement?
E. Any sale, transfer, or reservation of development, water or drainage rights?
F. Any sale, transfer, or reservation of oil, gas, mineral rights, or timber rights?
G. Are you aware of any governmental study, survey, or notice that would affect this Property?
H. Are there any pending or existing assessments against this Property (other than real property taxes not yet due for the current year)?
I. What is the current zoning for the Property? Community commercial
J. What is the current use of the Property? Land for future development
K. Are you aware of any pending land use changes?
L. Is there a land survey for this Property? Survey Number (if known)

Buyer Initials / Date

Seller Initials BA / Date 10/18/2023

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- M. Is this Property subject to any recorded or unrecorded Covenants, Conditions, and Restrictions?
N. Are there any conservation, easements, or agreements?

II. GENERAL INFORMATION

- A. Have there been any settling, soil problems, standing water, flooding, or drainage problem on this Property?
B. Does the Property contain soil used to fill, build up, or level areas of the ground ("fill dirt")?
C. Has this Property been identified as a "wetland", antiquities, dunes area, or other similar designation?
D. Is the Property in a designated flood or slide zone?
E. Has there been major damage to this Property from fire, wind, flood, earth movement, or landslide?
F. Are you aware of any above-ground or underground tanks used for any purpose...
G. Are you aware of any hazardous material, toxic waste, or trash dumping on this Property?
H. Are there any structural improvements or personal property located on the Property...
I. Has this Property been used for the manufacture or distribution of illegal substances...
J. Has this Property been used to legally grow marijuana for either medicinal or recreational use...

Buyer may wish to investigate further any of the issues mentioned above.

III. WATER

- A. Is there currently a domestic water supply for this Property?
B. If Property is currently supplied from a well:
1. Is there more than one well serving the Property?
2. Is (are) the well(s) located on the Property?
3. Is (are) the well(s) shared?

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- 68-97: Questions regarding shared wells, water supply, holding tanks, water treatment systems, abandoned wells, irrigation wells, and water rights.

Buyer should have any nonpublic water sources tested for potability and adequacy of supply.

IV. SEWAGE

- 99-101: Questions regarding sanitary sewer availability and future service.

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- 104 B. Are you aware of any sanitary sewer proposed for this Property?
105 C. Is there a septic system on this Property?
106 1. If "yes," what type of system?
107 2. Last inspected by date
108 Please attach copies of the inspection report and invoice
109 3. Date septic system was last pumped by whom
110 4. Any known problems or repairs?
111 D. If a septic system will need to be installed, is there a current governmental approval for such a system?
112 1. If "yes," what type of system?
113 Date of approval
114 E. Is there an abandoned septic system on the Property?
115 Buyer may wish to have the sewage system inspected

V. DEED RESTRICTIONS, ASSOCIATIONS, COMMON FACILITIES, ETC

- 116 A. Are there CC&Rs?
117 B. Is there a Home or Unit Owners' Association?
118 1. If "yes," who is the contact person?
119 Contact information:
120 2. Monthly or annual dues Assessments
121 C. Is this Property in an area with a neighborhood group or community organization?
122 1. If "yes," contact information
123
124 D. Are there any features of this Property shared in common with adjoining landowners, such as a wall, fence, roof, road, or driveway for which use or maintenance responsibility may affect this Property?

VI. OTHER CONDITIONS

- 126 A. Are there any known disputes, irregularities, or other unsettled issues?
127 B. Are there any "common areas" (facilities such as a pool, recreation building, tennis court, walkway, etc.)?

VII. DOCUMENTS AND EXPLANATIONS

- 128 A. Are you aware of any other material fact or condition affecting this Property?
129 Please list any attached documents, reports, explanations of "Yes" answers, or those questions indicating an explanation here:
130 Line 38 - Easement for shared parking lot and drive access to the residential neighborhood
131 Line 124 - Easement for shared parking lot
132
133
134
135
136
137 (Attach Addendum if necessary)

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140 Seller represents to Buyer the foregoing answers in this Disclosure 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 Balamurali Ambati Date 10/18/2023, 10:11:34 PM PDT a.m. p.m.

143 Seller Date a.m. p.m.

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 Addendum to Buyer (the "Revocation Period"). Unless previously 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 Addendum 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.