

VACANT LAND DISCLOSURE ADDENDUM

Property Address **TL 203 N Beaver Creek Rd, Seal Rock, OR 97376**

INSTRUCTIONS TO THE SELLER

1 **THIS IS A VACANT LAND DISCLOSURE ADDENDUM ("DISCLOSURE ADDENDUM") MADE BY THE SELLER CONCERNING THE**
 2 **PROPERTY LOCATED AT** TL 203 N Beaver Creek Rd **(THE "PROPERTY"). THIS IS NOT A WARRANTY OF ANY KIND**
 3 **BY THE SELLER OR ANY AGENT OF THE SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THAT THE**
 4 **BUYER MAY WISH TO OBTAIN.**

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 "YES"
 6 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
 7 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
 9 ESTATE AGENTS AND PROSPECTIVE BUYERS OF THE PROPERTY.

NOTICE TO BUYER

10 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
 11 by utilizing diligent attention and observation, and by employing competent experts. Your real estate agent is not responsible to conduct
 12 your due diligence and may not render advice about property conditions or legal issues.

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

YES NO UNKNOWN N/A

I. TITLE

- | | | | | | |
|----|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--|
| 18 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A.1 Is this Property a legal lot of record? |
| 19 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A.2 Is this Property subject to any of the following? <input type="checkbox"/> first right of refusal <input type="checkbox"/> option <input type="checkbox"/> lease or rental |
| 20 | | | | | agreement <input type="checkbox"/> other listing <input type="checkbox"/> life estate <input type="checkbox"/> Timber Contracts |
| 21 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | B. Are there any of the following? <input type="checkbox"/> encroachments <input type="checkbox"/> written or oral boundary or fencing agreements |
| 22 | | | | | <input type="checkbox"/> boundary disputes <input type="checkbox"/> recent boundary changes. |
| 23 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | C. Are there any of the following? <input type="checkbox"/> rights of way <input type="checkbox"/> easements (other than normal utility easements) |
| 24 | | | | | <input type="checkbox"/> access limitations <input type="checkbox"/> written or oral agreements concerning the use or access to/from this property |
| 25 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | D. Is there a <input type="checkbox"/> written or <input type="checkbox"/> oral agreement for joint maintenance of an easement? |
| 26 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | E. Any sale, transfer or reservation of development, water or drainage rights? |
| 27 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | F. Any sale, transfer or reservation of oil, gas, mineral rights, or timber rights? |
| 28 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | G. Are you aware of any governmental study, survey, or notice that would affect this Property? |
| 29 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | H. Are there any pending or existing assessments against this Property (other than real property taxes not yet due |
| 30 | | | | | for the current year)? |
| 31 | | | | | I. What is the current zoning for the Property? <u>A-C, T-C</u> |

Buyer Initials _____ / _____ Date _____

Seller Initials **JPH** / _____ Date **8-11-22**

This form has been licensed for use solely by Chris Watkins pursuant to a Forms License Agreement with Oregon Real Estate Forms, LLC.
LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE OF BUYER AND/OR SELLER AND DATE

Copyright Oregon Real Estate Forms, LLC 2022

www.orefonline.com

No portion may be reproduced without express permission of Oregon Real Estate Forms, LLC

OREF 019 | Page 1 of 5



OREF
OREGON REAL ESTATE FORMS



VACANT LAND DISCLOSURE ADDENDUM

Property Address **TL 203 N Beaver Creek Rd, Seal Rock, OR 97376**

- 32 J. What is the current use of the Property? Recreation, timber management
- 33 ☐ ☒ ☐ ☐ K. Are you aware of any pending land use changes?
- 34 ☒ ☐ ☐ ☐ L. Is there a land survey for this Property? Survey Number (if known) _____
- 35 ☐ ☒ ☐ ☐ M. Is this Property subject to any recorded or unrecorded Covenants, Conditions, and Restrictions?
- 36 ☐ ☒ ☐ ☐ N. Are there any conservation, easements, or agreements?

YES NO UNKNOWN N/A

II. GENERAL INFORMATION

- 37 ☐ ☒ ☐ ☐ A. Have there been any settling, soil problems, standing water, flooding, or drainage problem on this Property?
- 38 ☐ ☒ ☐ ☐ B. Does the Property contain soil used to fill, build up, or level areas of the ground ("fill dirt")?
- 39 ☐ ☐ ☐ ☒ 1. If yes, does the fill dirt contain foreign materials (e.g. wood, rock, debris)?
- 40 ☐ ☐ ☐ ☒ 2. If yes, was the fill dirt compacted?
- 41 ☐ ☐ ☒ ☐ C. Has this Property been identified as "wetland", antiquities, dunes area, or other similar designation?
- 42 ☐ ☐ ☒ ☐ D. Is the Property in a designated flood or slide zone? FEMA Map # (if known) _____
- 43 ☐ ☒ ☐ ☐ E. Has there been major damage to this Property from fire, wind, flood, earth movement, or landslide?
- 44 ☐ ☒ ☐ ☐ F. Are you aware of any above ground or underground tanks used for any purpose (e.g., fuel, chemical, septic, abandoned tanks, etc.) currently or previously in use on the Property?
- 45
- 46 ☐ ☒ ☐ ☐ G. Are you aware of any hazardous material, toxic waste, or trash dumping on this Property?
- 47 ☐ ☒ ☐ ☐ H. Are there any structural improvements or personal property located on the Property that are included in this transaction? If "yes" list all items:
- 48
- 49
- 50 ☐ ☒ ☐ ☐ 1. Are there any defects or problems with any of these items? If "yes" describe all problems and defects:
- 51
- 52 ☐ ☒ ☐ ☐ I. Has this Property been used for the manufacture or distribution of illegal substances, excluding marijuana?
- 53 Note: Although marijuana has been legalized for medicinal and recreational use in Oregon, it remains a
- 54 "Controlled Substance" under Federal Law, and is illegal. See website www.whitehouse.gov
- 55 ☐ ☒ ☐ ☐ J. Has this Property been used to legally grow marijuana for either medicinal or recreational use as permitted
- 56 under Oregon laws?

57 **BUYER MAY WISH TO INVESTIGATE FURTHER ANY OF THE ISSUES MENTIONED ABOVE.**

YES NO UNKNOWN N/A

III. WATER

- 58 ☐ ☐ ☒ ☐ A. Is there currently a domestic water supply for this Property?
- 59 1. If "yes", from what source? ☐ public utility ☐ community water system ☐ private well
- 60 ☐ other (specify) _____
- 61 2. If "no", is a permit required ☐ Yes ☐ No Has it been applied for? ☐ Yes ☐ No
- 62 ☐ ☒ ☐ ☐ B. If Property is currently supplied from a well:

Buyer Initials _____ / _____ Date _____

Seller Initials **JPH** / _____ Date **8-11-22**

This form has been licensed for use solely by Chris Watkins pursuant to a Forms License Agreement with Oregon Real Estate Forms, LLC.
LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE OF BUYER AND/OR SELLER AND DATE
 Copyright Oregon Real Estate Forms, LLC 2022 www.orefonline.com
 No portion may be reproduced without express permission of Oregon Real Estate Forms, LLC

OREF 019 | Page 2 of 5

VACANT LAND DISCLOSURE ADDENDUM

Property Address **TL 203 N Beaver Creek Rd, Seal Rock, OR 97376**

- | | | | | | | |
|----|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--|--|
| 63 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| 64 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1. Is there more than one well serving the Property? | |
| 65 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2. Is (are) the well(s) located on the Property? (If No, attach explanation). | |
| 66 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 3. Is (are) the well(s) shared? | |
| 67 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | a. Is there an oral or written agreement for a shared well? | |
| 68 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | b. Is there an easement (recorded or unrecorded) for access to and maintenance of a shared well? | |
| 69 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 4. Is a copy of the well log(s) available? | |
| 70 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 5. Well depth(s) is estimated to be _____ feet | |
| 71 | | | | | 6. Well(s) supply approximately _____ gallons per minute (GPM) of water. | |
| 72 | | | | | a. This figure is taken from <input type="checkbox"/> well log <input type="checkbox"/> a flow test of the well performed when _____ | |
| 73 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | and by whom _____ | |
| 74 | | | | | 7. Is there a holding tank in addition to the pressure tank for the water system? | |
| 75 | | | | | a. If "yes", what is the capacity of the tank? _____ gallons. | |
| 76 | | | | | 8. Well is _____ years old. Pump type: <input type="checkbox"/> submersible <input type="checkbox"/> jet. Pump make _____ | |
| 77 | | | | | Installed by _____ date _____ | |
| 78 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Served by _____ date of last service _____ | |
| 79 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Are there any known problems with the water system? | |
| 80 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 10. Have there been any repairs to the water system? | |
| 81 | | | | | 11. Has a <input type="checkbox"/> coliform bacteria <input type="checkbox"/> nitrates <input type="checkbox"/> arsenic or <input type="checkbox"/> other water quality test been performed on | |
| 82 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | domestic water supply? If "yes", when _____ by whom _____ | |
| 83 | | | | | C. Is there a water treatment system? If "yes", <input type="checkbox"/> owned or <input type="checkbox"/> leased? | |
| 84 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1. If "yes", for what purpose was the water treatment system installed? _____ | |
| 85 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is the water treatment system in good working order? (If No, attach explanation). | |
| 86 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | D. Are there any abandoned wells on the Property? | |
| 87 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | E. Do you have other pertinent information regarding the water supply? If "yes", please attach an explanation. | |
| 88 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | F. Are there any irrigation wells? If "yes", how many? _____. | |
| 89 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | G. Are there water appropriation rights for this Property? | |
| 90 | | | | | 1. Have the water rights been certified by the State of Oregon? | |
| 91 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. To what body of water do the water rights pertain? _____ | |
| 92 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. Have the water rights been used beneficially during the last five years? | |
| 93 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | H. Are any man-made ponds or bodies of water on this Property? | |
| 94 | | | | | 1. If "yes", is there a permit? | |
- BUYER SHOULD HAVE ANY NONPUBLIC WATER SOURCES TESTED FOR POTABILITY AND ADEQUACY OF SUPPLY.**

Buyer Initials _____ / _____ Date _____

Seller Initials **JPH** / _____ Date **8-11-22**



OREF
OREGON REAL ESTATE FORMS



VACANT LAND DISCLOSURE ADDENDUM

Property Address **TL 203 N Beaver Creek Rd, Seal Rock, OR 97376**

YES NO UNKNOWN N/A

IV. SEWAGE

- 95 ☐ ☒ ☐ ☐ A. Is sanitary sewer currently available to this Property?
- 96 1. If "yes", where is the sewer line located? _____
- 97 ☐ ☐ ☒ ☐ 2. If "no", will such service be available in the future? _____
- 98 ☐ ☒ ☐ ☐ B. Are you aware of any sanitary sewer proposed for this Property?
- 99 ☐ ☐ ☒ ☐ C. Is there a septic system on this Property?
- 100 1. If "yes", what type of system? ☐ standard ☐ cap fill ☐ sand filtration ☐ other _____
- 101 2. Last inspected by _____ date _____
- 102 *Please attach copies of the inspection report and invoice*
- 103 3. Date septic system was last pumped _____ by whom _____
- 104 ☐ ☒ ☐ ☐ 4. Any known problems or repairs? If "yes", please explain on attached sheet.
- 105 ☐ ☐ ☒ ☐ D. If a septic system will need to be installed, is there a current governmental approval for such a system?
- 106 1. If "yes", what type of system? ☐ standard ☐ cap fill ☐ sand filtration ☐ other _____
- 107 Date of approval _____
- 108 ☐ ☐ ☒ ☐ E. Is there an abandoned septic system on the Property? If "yes", where is it located? _____
- 109 **BUYER MAY WISH TO HAVE THE SEWAGE SYSTEM INSPECTED**

YES NO UNKNOWN N/A

V. DEED RESTRICTIONS, ASSOCIATIONS, COMMON FACILITIES, ETC

- 110 ☐ ☒ ☐ ☐ A. Are there CC&Rs?
- 111 ☐ ☒ ☐ ☐ B. Is there a Home or Unit Owners' Association?
- 112 1. If "yes" Who is the contact person? _____
- 113 contact information: _____
- 114 2. Monthly or annual dues _____ Assessments _____
- 115 ☐ ☒ ☐ ☐ C. Is this Property in an area with a neighborhood group or community organization?
- 116 1. If "yes", contact information _____
- 117 _____
- 118 ☐ ☒ ☐ ☐ 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?
- 119

YES NO UNKNOWN N/A

VI. DOCUMENTS AND EXPLANATIONS

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

YES NO UNKNOWN N/A

VII. OTHER CONDITIONS OR DEFECTS

- 122 ☐ ☒ ☐ ☐ A. Are you aware of any other material fact or condition affecting this Property?

Buyer Initials _____ / _____ Date _____

Seller Initials **JPH** / _____ Date **8-11-22**

This form has been licensed for use solely by Chris Watkins pursuant to a Forms License Agreement with Oregon Real Estate Forms, LLC.

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE OF BUYER AND/OR SELLER AND DATE

Copyright Oregon Real Estate Forms, LLC 2022

www.orefonline.com

No portion may be reproduced without express permission of Oregon Real Estate Forms, LLC

OREF 019 | Page 4 of 5

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

TL 203 North

VACANT LAND DISCLOSURE ADDENDUM

Property Address TL 203 N Beaver Creek Rd, Seal Rock, OR 97376

Please list any attached documents, reports, explanations of "Yes" answers, or those questions indicating an explanation here:

_____ [Attach Addendum if necessary.]

Seller represents to Buyer the foregoing answers in this Disclosure Addendum, together with all included documents and information, if any, are complete and correct to the best of Seller's actual knowledge, without further investigation or testing.

Seller's Signature Joseph Palmer Hitselberger Date 8-11-22 7:15 a.m. ____ p.m. ←

Seller's Signature _____ Date _____ a.m. ____ p.m. ←

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 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 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 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 of revocation shall expire upon closing of the transaction.

ACKNOWLEDGMENT

The undersigned hereby acknowledge the duty to sign, date, and return a copy of this page of the Disclosure Addendum to Seller or Seller's Agent promptly 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.

Buyer's Signature _____ Date _____ a.m. ____ p.m. ←

Buyer's Signature _____ Date _____ a.m. ____ p.m. ←

Buyer's Agent Signature _____ Date _____ a.m. ____ p.m. ←

Buyer Initials _____ / _____ Date _____

Seller Initials JPH / _____ Date 8-11-22

This form has been licensed for use solely by Chris Watkins pursuant to a Forms License Agreement with Oregon Real Estate Forms, LLC.

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE OF BUYER AND/OR SELLER AND DATE

Copyright Oregon Real Estate Forms, LLC 2022

www.orefonline.com

No portion may be reproduced without express permission of Oregon Real Estate Forms, LLC

OREF 019 | Page 5 of 5