



RESIDENTIAL

VACANT LAND DISCLOSURE ADDENDUM

1 Property Address or Tax ID #: 323 Eric Way, Grants Pass, OR 97526
 2 _____ (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

- 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
 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 B. The disclosures set forth in this Disclosure Addendum and 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
 15 security interest in the Property, or of any real estate agent engaged by the Seller or Buyer. A financial institution or real estate
 16 agent is not bound by and has no liability with respect to any representation, misrepresentation, omission, error, or inaccuracy
 17 contained in another party's disclosure statement or any amendments thereto.

YES	NO	UNKNOWN	N/A	I. TITLE
-----	----	---------	-----	----------

- | | | | | |
|----|-------------------------------------|-------------------------------------|-------------------------------------|---|
| 18 | ☒ | ☐ | ☐ | ☐ A.1 Is this Property a legal lot of record? |
| 19 | ☐ | ☒ | ☐ | ☐ A.2 Is this Property subject to any of the following? ☐ first right of refusal ☐ option ☐ lease or rental |
| 20 | | | | agreement ☐ other listing ☐ life estate ☐ Timber Contracts |
| 21 | ☐ | ☒ | ☐ | ☐ B. Are there any of the following? ☐ encroachments ☐ written or oral boundary or fencing agreements |
| 22 | | | | ☐ boundary disputes ☐ recent boundary changes. |
| 23 | ☒ | ☐ | ☐ | ☐ C. Are there any of the following? ☒ rights of way ☐ easements (other than normal utility easements) |
| 24 | | | | ☐ access limitations ☐ written or oral agreements concerning the use or access to/from this property |
| 25 | ☐ | ☒ | ☐ | ☐ D. Is there a ☐ written or ☐ oral agreement for joint maintenance of an easement? |
| 26 | ☐ | ☒ | ☐ | ☐ E. Any sale, transfer, or reservation of development, water or drainage rights? |
| 27 | ☐ | ☒ | ☐ | ☒ F. Any sale, transfer, or reservation of oil, gas, mineral rights, or timber rights? |
| 28 | ☐ | ☒ | ☐ | ☐ G. Are you aware of any governmental study, survey, or notice that would affect this Property? |
| 29 | ☐ | ☒ | ☐ | ☐ 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? _____ |
| 32 | | | | J. What is the current use of the Property? _____ |
| 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) _____ |

Buyer Initials _____ / _____ Date _____

Seller Initials PLS / _____ Date 08/16/2023

This form has been licensed for use solely by the named user below pursuant to a Forms License Agreement with Oregon Real Estate Forms, LLC.

LINES WITH THIS SYMBOL ◀ REQUIRE A SIGNATURE AND DATE

Copyright Oregon Real Estate Forms, LLC 2022 | Released 01/2023

www.orefonline.com

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

OREF 019 | Page 1 of 5

VACANT LAND DISCLOSURE ADDENDUM

Property Address or Tax ID #: **323 Eric Way, Grants Pass, OR 97526** _____
(the "Property")

☐ ☒ ☐ M. Is this Property subject to any recorded or unrecorded Covenants, Conditions, and Restrictions?

☐ ☒ ☐ N. Are there any conservation, easements, or agreements?

YES NO UNKNOWN N/A

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")?

☐ ☒ ☐ 1. 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 the 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?

☐ ☒ ☐ 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?

☐ ☒ ☐ 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 that are included in this transaction? If "yes," list all items:

☐ ☒ ☐ 1. 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?

Note: Although marijuana has been legalized for medicinal and recreational use in Oregon, it remains a "Controlled Substance" under Federal Law and is illegal. See website www.whitehouse.gov

☐ ☒ ☐ J. Has this Property been used to legally grow marijuana for either medicinal or recreational use as permitted under Oregon laws?

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

YES NO UNKNOWN N/A

III. WATER

☐ ☒ ☐ A. Is there currently a domestic water supply for this Property?

1. 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

☐ ☒ ☐ 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? (If No, attach explanation).

☐ ☒ ☐ 3. Is (are) the well(s) shared?

Buyer Initials _____ / _____ Date _____

Seller Initials LS / _____ Date 08/16/2023

This form has been licensed for use solely by the named user below pursuant to a Forms License Agreement with Oregon Real Estate Forms, LLC.

LINES WITH THIS SYMBOL ◀ REQUIRE A SIGNATURE AND DATE

Copyright Oregon Real Estate Forms, LLC 2022 | Released 01/2023

www.orefonline.com

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

OREF 019 | Page 2 of 5



RESIDENTIAL

VACANT LAND DISCLOSURE ADDENDUM

68 Property Address or Tax ID #: **323 Eric Way, Grants Pass, OR 97526**
 69 _____ (the "Property")

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

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

YES NO UNKNOWN N/A IV. SEWAGE

- 99 ☐ ☒ ☐ ☐ A. Is sanitary sewer currently available to this Property?
- 100 1. If "yes," where is the sewer line located? _____
- 101 ☐ ☐ ☒ ☐ 2. If "no," will such service be available in the future? _____

Buyer Initials _____ / _____ Date _____

Seller Initials PLS / _____ Date 08/16/2023

This form has been licensed for use solely by the named user below pursuant to a Forms License Agreement with Oregon Real Estate Forms, LLC.

LINES WITH THIS SYMBOL ◀ REQUIRE A SIGNATURE AND DATE

Copyright Oregon Real Estate Forms, LLC 2022 | Released 01/2023

www.orefonline.com

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

OREF 019 | Page 3 of 5



RESIDENTIAL

VACANT LAND DISCLOSURE ADDENDUM

Property Address or Tax ID #: 323 Eric Way, Grants Pass, OR 97526

(the "Property")

☐ ☒ ☐ ☐ B. Are you aware of any sanitary sewer proposed for this Property?

☐ ☒ ☐ ☐ C. Is there a septic system on this Property?
1. If "yes," what type of system? ☐ standard ☐ cap fill ☐ sand filtration ☐ other _____

2. Last inspected by _____ date _____

Please attach copies of the inspection report and invoice

3. Date septic system was last pumped _____ by whom _____

☐ ☒ ☐ ☐ 4. Any 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?
1. If "yes," what type of system? ☐ standard ☐ cap fill ☐ sand filtration ☐ other _____

Date of approval _____

☐ ☐ ☒ ☐ E. Is there an abandoned septic system on the Property? If "yes," where is it located? _____

Buyer may wish to have the sewage system inspected

YES	NO	UNKNOWN	N/A	V. DEED RESTRICTIONS, ASSOCIATIONS, COMMON FACILITIES, ETC
-----	----	---------	-----	--

☐ ☒ ☐ ☐ A. Are there CC&Rs?

☐ ☒ ☐ ☐ B. Is there a Home or Unit Owners' Association?

1. If "yes," who is the contact person? _____

Contact information: _____

2. Monthly or annual dues _____ Assessments _____

☐ ☐ ☒ ☐ C. Is this Property in an area with a neighborhood group or community organization?

1. If "yes," contact information _____

☐ ☒ ☐ ☐ 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?

YES	NO	UNKNOWN	N/A	VI. OTHER CONDITIONS
-----	----	---------	-----	----------------------

☐ ☒ ☐ ☐ A. Are there any known disputes, irregularities, or other unsettled issues?

☐ ☒ ☐ ☐ B. Are there any "common areas" (facilities such as a pool, recreation building, tennis court, walkway, etc.)?

YES	NO	UNKNOWN	N/A	VII. DOCUMENTS AND EXPLANATIONS
-----	----	---------	-----	---------------------------------

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

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

neighbor has a right of way on side of property

(Attach Addendum if necessary)

Buyer Initials _____ / _____ Date _____

Seller Initials PLS / _____ Date 08/16/2023

This form has been licensed for use solely by the named user below pursuant to a Forms License Agreement with Oregon Real Estate Forms, LLC.

LINES WITH THIS SYMBOL ◀ REQUIRE A SIGNATURE AND DATE

Copyright Oregon Real Estate Forms, LLC 2022 | Released 01/2023

www.orefonline.com

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

OREF 019 | Page 4 of 5



VACANT LAND DISCLOSURE ADDENDUM

138 Property Address or Tax ID #: 323 Eric Way, Grants Pass, OR 97526
 139 _____ (the "Property")

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 Philip L Silman **Philip L Silman** Date 08/16/2023, 08:22:21 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. ⬅