



SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address or Tax ID # 482/ 486 SE 1st Ave Idle Wheels Mini Storage LLC, Ontario , OR 97914
Tax Lot 300 Map #18S4710BA (the "Property")

INSTRUCTIONS TO THE SELLER

Please complete the following form. Do not leave any spaces blank. Please refer to the line number(s) of the question(s) when you provide your explanation(s). If you are not claiming an exclusion or refusing to provide the form under ORS 105.475(4), you should date and sign each page of this disclosure statement and each attachment.
Each seller of residential property described in ORS 105.465 must deliver this form to each buyer who makes a written offer to purchase. Under ORS 105.475(4), refusal to provide this form gives the buyer the right to revoke their offer at any time prior to closing the transaction. Use only the section(s) of the form that apply to the transaction for which the form is used. If you are claiming an exclusion under ORS 105.470, fill out only Section 1.
An exclusion may be claimed only if the seller qualifies for the exclusion under the law. If not excluded, the seller must disclose the condition of the Property or the buyer may revoke their offer to purchase anytime prior to closing the transaction. Questions regarding the legal consequences of the seller's choice should be directed to a qualified attorney.

DO NOT FILL OUT THIS SECTION UNLESS YOU ARE CLAIMING AN EXCLUSION UNDER ORS 105.470

Section 1. EXCLUSION FROM ORS 105.462 TO 105.490:
You may claim an exclusion under ORS 105.470 only if you qualify under the statute. If you are not claiming an exclusion, you must fill out Section 2 of this form completely.

Initial only the exclusion you wish to claim.
This is the first sale of a dwelling never occupied. The dwelling is constructed or installed under building or installation permit(s) # issued by
This sale is by a financial institution that acquired the Property as custodian, agent or trustee, or by foreclosure or deed in lieu of foreclosure.
Seller is a court appointed (select only one) receiver, personal representative, trustee, conservator, or guardian.
This sale or transfer is by a governmental agency.
Signature(s) of Seller(s) claiming exclusion:
Seller Print Idle Wheels LLC By Mark Palijetak Date a.m. p.m.
Seller Print Idle Wheels Mini Storage LLC By Robert Date a.m. p.m.

Signature(s) of Buyer(s) to acknowledge Seller's claim:
Buyer Print Date a.m. p.m.
Buyer Print Date a.m. p.m.

IF YOU DID NOT CLAIM AN EXCLUSION IN SECTION 1, YOU MUST FILL OUT THIS SECTION

Section 2. SELLER'S PROPERTY DISCLOSURE STATEMENT:
(NOT A WARRANTY) (ORS 105.464)
NOTICE TO THE BUYER: THE FOLLOWING REPRESENTATIONS ARE MADE BY THE SELLER(S) CONCERNING THE CONDITION OF THE PROPERTY LOCATED AT 482/486 SE 1st Ave, Ontario, OR 97914 THE "PROPERTY".

Buyer Initials / Date

Seller Initials MP / RS Date 07/15/2024

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OREF 020a | Released 01/2024 | Page 1 of 7
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31 Property Address or Tax ID # **482/ 486 SE 1st Ave Idle Wheels Mini Storage LLC, Ontario , OR 97914**  
32 **Tax Lot 300 Map #18S4710BA** (the "Property")

33 DISCLOSURES CONTAINED IN THIS FORM ARE PROVIDED BY THE SELLER ON THE BASIS OF SELLER'S ACTUAL KNOWLEDGE OF THE  
34 PROPERTY AT THE TIME OF DISCLOSURE. BUYER HAS FIVE BUSINESS DAYS FROM THE SELLER'S DELIVERY OF THIS SELLER'S  
35 DISCLOSURE STATEMENT TO REVOKE BUYER'S OFFER BY DELIVERING BUYER'S SEPARATE SIGNED WRITTEN STATEMENT OF  
36 REVOCATION TO THE SELLER DISAPPROVING THE SELLER'S DISCLOSURE STATEMENT, UNLESS BUYER WAIVES THIS RIGHT AT OR  
37 PRIOR TO ENTERING INTO A SALE AGREEMENT.

38 FOR A MORE COMPREHENSIVE EXAMINATION OF THE SPECIFIC CONDITION OF THIS PROPERTY, BUYER IS ADVISED TO OBTAIN AND  
39 PAY FOR THE SERVICES OF A QUALIFIED SPECIALIST TO INSPECT THE PROPERTY ON BUYER'S BEHALF INCLUDING, FOR EXAMPLE,  
40 ONE OR MORE OF THE FOLLOWING: ARCHITECTS, ENGINEERS, PLUMBERS, ELECTRICIANS, ROOFERS, ENVIRONMENTAL  
41 INSPECTORS, BUILDING INSPECTORS, CERTIFIED HOME INSPECTORS, OR PEST AND DRY ROT INSPECTORS.

42 Seller (select one)  is  is not occupying the Property.

### I. SELLER'S REPRESENTATIONS

43 The following are representations made by Seller and are not the representations of any financial institution that may have made or may make a loan  
44 pertaining to the Property, or that may have or take a security interest in the Property, or any real estate licensee engaged by Seller or Buyer.

45 (Select or fill in an answer to each question below. Select "N/A" if a question is not applicable to the Property.)

46 \*If you mark "Yes" on items with \*, attach a copy or explain on an attached sheet.

#### 47 1. TITLE

- 48 A. Do you have legal authority to sell the Property? .....  Yes  No  Unknown
- 49 B. \*Is title to the Property subject to any of the following? .....  Yes\*  No  Unknown  
50  First right of refusal  Option  Lease or rental agreement  Other listing  Life estate
- 51 C. \*Is the Property being transferred an unlawfully established unit of land?.....  Yes\*  No  Unknown
- 52 D. \*Are there any encroachments, boundary agreements, boundary disputes or  
53 recent boundary changes? .....  Yes\*  No  Unknown
- 54 E. \*Are there any rights of way, easements, licenses, access limitations or claims  
55 that may affect your interest in the Property? .....  Yes\*  No  Unknown
- 56 F. \*Are there any agreements for joint maintenance of an easement or right of way? .....  Yes\*  No  Unknown
- 57 G. \*Are there any governmental studies, designations, zoning overlays, surveys or  
58 notices that would affect the Property? .....  Yes\*  No  Unknown
- 59 H. \*Are there any pending or existing governmental assessments against the Property? .....  Yes\*  No  Unknown
- 60 I. \*Are there any zoning violations or nonconforming uses? .....  Yes\*  No  Unknown
- 61 J. \*Is there a boundary survey for the Property? .....  Yes\*  No  Unknown
- 62 K. \*Are there any covenants, conditions, restrictions or private assessments that affect  
63 the Property? .....  Yes\*  No  Unknown
- 64 L. \*Is the Property subject to any special tax assessment or tax treatment that may  
65 result in levy of additional taxes if the Property is sold?.....  Yes\*  No  Unknown

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### SELLER'S PROPERTY DISCLOSURE STATEMENT

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#### 2. WATER

##### A. Household water

(1) The source of the water is (select ALL that apply):  Public  Community  Private  Other (specify) \_\_\_\_\_

(2) Water source information:

- 72 a. \*Does the water source require a water permit?.....  Yes\*  No  Unknown
- 73 If yes, do you have a permit? .....  Yes  No  Unknown  NA
- 74 b. Is the water source located on the Property? .....  Yes\*  No  Unknown  N/A
- 75 \*If not, are there any written agreements for a shared water source? .....  Yes\*  No  Unknown  N/A
- 76 c. \*Is there an easement (recorded or unrecorded) for your access to or
- 77 maintenance of the water source? .....  Yes\*  No  Unknown
- 78 d. If the source of water is from a well or spring, have you had any of
- 79 the following in the past 12 months? .....  Yes  No  Unknown  N/A
- 80  Flow test  Bacteria test  Chemical contents test
- 81 e. \*Are there any water source plumbing problems or needed repairs?.....  Yes\*  No  Unknown
- 82 (3) Are there any water treatment systems for the Property? .....  Yes  No  Unknown
- 83  Leased  Owned

##### B. Irrigation

- 85 (1) Are there any  water rights or  other irrigation rights for the Property?.....  Yes  No  Unknown
- 86 (2) \*If any exist, has the irrigation water been used during the last five-year period?.....  Yes\*  No  Unknown  N/A
- 87 (3) \*Is there a water rights certificate or other written evidence available? .....  Yes\*  No  Unknown  N/A

##### C. Outdoor sprinkler system

- 89 (1) Is there an outdoor sprinkler system for the Property? .....  Yes  No  Unknown
- 90 (2) Has a back flow valve been installed? .....  Yes  No  Unknown  N/A
- 91 (3) Is the outdoor sprinkler system operable? .....  Yes  No  Unknown  N/A

#### 3. SEWAGE SYSTEM

- 93 A. Is the Property connected to a public or community sewage system?.....  Yes  No  Unknown
- 94 B. Are there any new public or community sewage systems proposed for the Property? .....  Yes  No  Unknown
- 95 C. Is the Property connected to an on-site septic system?.....  Yes  No  Unknown
- 96 (1) If yes, when was the system installed? \_\_\_\_\_  Unknown  N/A
- 97 (2) \*If yes, was the system installed by permit? .....  Yes\*  No  Unknown  N/A
- 98 (3) \*Has the system been repaired or altered? .....  Yes\*  No  Unknown  N/A
- 99 (4) \*Has the condition of the system been evaluated and a report issued?.....  Yes\*  No  Unknown  NA
- 100 (5) Has the septic tank ever been pumped? .....  Yes  No  Unknown  N/A
- 101 If yes, when? \_\_\_\_\_  N/A

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Seller Initials MP / RS Date 07/15/2024



SELLER'S PROPERTY DISCLOSURE STATEMENT

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- 104 (6) Does the system have a pump?
105 (7) Does the system have a treatment unit such as a sand filter or an aerobic unit?
106 (8) \*Is a service contract for routine maintenance required for the system?
107 (9) Are all components of the system located on the Property?
108 D. \*Are there any sewage system problems or needed repairs?
109 E. Does your sewage system require on-site pumping to another level?

110 4. DWELLING INSULATION

- 111 A. Is there insulation in the:
112 (1) Ceiling?
113 (2) Exterior walls?
114 (3) Floors?
115 B. Are there any defective insulated doors or windows?

116 5. DWELLING STRUCTURE

- 117 A. \*Has the roof leaked?
118 If yes, has it been repaired?
119 B. Are there any additions, conversions or remodeling?
120 If yes, was a building permit required?
121 If yes, was a building permit obtained?
122 If yes, was final inspection obtained?
123 C. Are there smoke alarms or detectors?
124 D. Are there carbon monoxide alarms?
125 E. Is there a woodstove or fireplace insert included in the sale?
126 \*If yes, what is the make? Gas Fireplace
127 \*If yes, was it installed with a permit?
128 \*If yes, is a certification label issued by the United States Environmental Protection
129 Agency (EPA) or the Department of Environmental Quality (DEQ) affixed to it?
130 F. \*Has pest and dry rot, structural or "whole house" inspection been done within the
131 last three years?
132 G. \*Are there any moisture problems, areas of water penetration, mildew odors or
133 other moisture conditions (especially in the basement)?
134 \*If yes, explain on attached sheet the frequency and extent of problem and any insurance
135 claims, repairs or remediation done.
136 H. Is there a sump pump on the Property?
137 I. Are there any materials used in the construction of the structure that are or have been
138 the subject of a recall, class action suit, settlement or litigation?
139 If yes, what are the materials?
140 (1) Are there problems with the materials?

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Seller Initials MP / RS Date 07/15/2024

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- 143 (2) Are the materials covered by a warranty? ... [ ] Yes [ ] No [X] Unknown [ ] N/A
144 (3) Have the materials been inspected? ... [ ] Yes [ ] No [X] Unknown [ ] NA
145 (4) Have there ever been claims filed for these materials by you or by previous owners? ... [ ] Yes [ ] No [X] Unknown [ ] N/A
146 If yes, when? Unknown
147 (5) Was money received? ... [ ] Yes [ ] No [X] Unknown [ ] N/A
148 (6) Were any of the materials repaired or replaced? ... [ ] Yes [ ] No [X] Unknown [ ] N/A

149 6. DWELLING SYSTEMS AND FIXTURES

150 If the following systems or fixtures are included in the purchase price, are they in good working order on the date this form is signed?

- 151 A. Electrical system, including wiring, switches, outlets and service... [X] Yes [ ] No [ ] Unknown
152 B. Plumbing system, including pipes, faucets, fixtures and toilets... [X] Yes [ ] No [ ] Unknown
153 C. Water heater tank ... [X] Yes [ ] No [ ] Unknown
154 D. Garbage disposal... [ ] Yes [ ] No [X] Unknown [ ] N/A
155 E. Built-in range and oven... [X] Yes [ ] No [ ] Unknown [ ] N/A
156 F. Built-in dishwasher... [X] Yes [ ] No [ ] Unknown [ ] N/A
157 G. Sump pump ... [ ] Yes [X] No [ ] Unknown [ ] N/A
158 H. Heating and cooling systems
159 (1) Heating systems... [X] Yes [ ] No [ ] Unknown [ ] N/A
160 (2) Cooling systems ... [X] Yes [ ] No [ ] Unknown [ ] N/A
161 I. Security system [ ] Owned [ ] Leased... [ ] Yes [ ] No [ ] Unknown [X] N/A
162 J. Are there any materials or products used in the systems and fixtures that are or have
163 been the subject of a recall, class action suit settlement or litigation? ... [ ] Yes [ ] No [X] Unknown
164 If yes, what product? Unknown
165 (1) Are there problems with the product?... [ ] Yes [ ] No [X] Unknown [ ] N/A
166 (2) Is the product covered by a warranty?... [ ] Yes [ ] No [X] Unknown [ ] N/A
167 (3) Has the product been inspected?... [ ] Yes [ ] No [X] Unknown [ ] N/A
168 (4) Have claims been filed for this product by you or by previous owners? ... [ ] Yes [ ] No [X] Unknown [ ] N/A
169 If yes, when?
170 (5) Was money received? ... [ ] Yes [ ] No [X] Unknown [ ] N/A
171 (6) Were any of the materials or products repaired or replaced? ... [ ] Yes [ ] No [X] Unknown [ ] N/A

172 7. COMMON INTEREST

- 173 A. Is there a Home Owners' Association or other governing entity? ... [ ] Yes [X] No [ ] Unknown
174 Name of Association or Other Governing Entity: N/A
175 Contact Person: N/A
176 Address: N/A
177 Phone Number: N/A

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- 180 B. Regular periodic assessments: \$ No per [ ] Month [ ] Year [X] Other No
181 C. \*Are there any pending or proposed special assessments? [ ] Yes\* [ ] No [X] Unknown
182 D. Are there shared "common areas" or joint maintenance agreements for facilities
183 like walls, fences, pools, tennis courts, walkways or other areas co-owned in
184 undivided interest with others? [ ] Yes [X] No [ ] Unknown
185 E. Is the Home Owners' Association or other governing entity a party to pending
186 litigation or subject to an unsatisfied judgment? [ ] Yes [ ] No [ ] Unknown [X] N/A
187 F. Is the Property in violation of recorded covenants, conditions and restrictions or in
188 violation of other bylaws or governing rules, whether recorded or not? [ ] Yes [ ] No [ ] Unknown [X] N/A

189 8. SEISMIC

- 190 A. Was the house constructed before 1974? [ ] Yes [X] No [ ] Unknown
191 If yes, has the house been bolted to its foundation? [ ] Yes [ ] No [ ] Unknown [X] N/A

192 9. GENERAL

- 193 A. Are there problems with settling, soil, standing water or drainage on the Property
194 or in the immediate area? [ ] Yes [ ] No [X] Unknown
195 B. Does the Property contain fill? [ ] Yes [ ] No [X] Unknown
196 C. Is there any material damage to the Property or any of the structure(s) from fire,
197 wind, floods, beach movements, earthquake, expansive soils or landslides? [ ] Yes [X] No [ ] Unknown
198 D. Is the Property in a designated floodplain? [ ] Yes [X] No [ ] Unknown
199 Note: Flood insurance may be required for homes in a floodplain.
200 E. Is the Property in a designated slide or other geologic hazard zone? [ ] Yes [X] No [ ] Unknown
201 F. \*Has any portion of the Property been tested or treated for asbestos, formaldehyde,
202 radon gas, lead-based paint, mold, fuel or chemical storage tanks or contaminated
203 soil or water? [ ] Yes\* [X] No [ ] Unknown
204 G. Are there any tanks or underground storage tanks (for example, septic, chemical, fuel,
205 etc.) on the Property? [ ] Yes [X] No [ ] Unknown
206 H. Has the Property ever been used as an illegal drug manufacturing or distribution site? [ ] Yes [X] No [ ] Unknown
207 \*If yes, was a Certificate of Fitness issued? [ ] Yes\* [ ] No [ ] Unknown [X] N/A
208 I. \*Has the Property been classified as forestland-urban interface? [ ] Yes\* [X] No [ ] Unknown

209 10. FULL DISCLOSURE BY SELLER(S)

- 210 A. \*Are there any other material defects affecting this Property or its value that a
211 prospective buyer should know about? [ ] Yes\* [X] No
212 \*If yes, describe the defect on attached sheet and explain the frequency and extent
213 of the problem and any insurance claims, repairs or remediation.

Buyer Initials \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_

Seller Initials [MP] / [RS] Date 07/15/2024



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VERIFICATION

216 The foregoing answers and attached explanations (if any) are complete and correct to the best of my/our knowledge and I/we have received a copy
217 of this disclosure statement. I/we authorize my/our agents to deliver a copy of this disclosure statement to all prospective buyers of the Property or
218 their agents.

219 (complete even if zero) Number of pages of explanations that are attached.

220 Seller Mark Palijetak Print Idle Wheels LLC By Mark Palijetak Date 07/15/2024 a.m. p.m.
221 Seller Robert Sanchez Print Idle Wheels Mini Storage LLC By Robert Date 07/15/2024 a.m. p.m.

II. BUYER'S ACKNOWLEDGMENT

222 A. As buyer(s), I/we acknowledge the duty to pay diligent attention to any material defects that are known to me/us or can be known by me/us by
223 utilizing diligent attention and observation.

224 B. Each Buyer acknowledges and understands that the disclosures set forth in this statement and in any amendments to this statement are made
225 only by Seller and are not representations of any financial institution that may have made or may make a loan pertaining to the Property, or that
226 may have or take a security interest in the Property, or of any real estate licensee engaged by Seller or Buyer. A financial institution or real estate
227 licensee is not bound by and has no liability with respect to any representation, misrepresentation, omission, error or inaccuracy contained in
228 another party's disclosure statement required by this section or any amendment to the disclosure statement.

229 C. Buyer (which term includes all persons signing the "buyer's acknowledgment" portion of this disclosure statement below) hereby acknowledges
230 receipt of a copy of this disclosure statement (including attachments, if any) bearing Seller's signature(s).

231 DISCLOSURES, IF ANY, CONTAINED IN THIS FORM ARE PROVIDED BY THE SELLER ON THE BASIS OF SELLER'S ACTUAL KNOWLEDGE
232 OF THE PROPERTY AT THE TIME OF DISCLOSURE. IF THE SELLER HAS FILLED OUT SECTION 2 OF THIS FORM, YOU, THE BUYER, HAVE
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235 YOU WAIVE THIS RIGHT AT OR PRIOR TO ENTERING INTO A SALE AGREEMENT.

236 BUYER HEREBY ACKNOWLEDGES RECEIPT OF A COPY OF THIS SELLER'S PROPERTY DISCLOSURE STATEMENT.

237 Buyer Print Date a.m. p.m.
238 Buyer Print Date a.m. p.m.

239 Agent receiving disclosure statement on Buyer's behalf to sign and date:
240 Real Estate Agent Martin Justus Real Estate Firm (identify) Four Star Real Estate
241 Date received by Agent