

VACANT LAND DISCLOSURE ADDENDUM

Property Address Young Rd, Rainier, OR 97048

INSTRUCTIONS TO THE SELLER

1 THIS IS A VACANT LAND DISCLOSURE ADDENDUM ("DISCLOSURE ADDENDUM") MADE BY THE SELLER CONCERNING THE
2 PROPERTY LOCATED AT Young Rd, Rainier, OR 97048 (THE "PROPERTY"). THIS IS NOT
3 A WARRANTY OF ANY KIND BY THE SELLER OR ANY AGENT OF THE SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR
4 WARRANTIES THAT THE 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 that may have made or may make a loan pertaining to the Property, or that 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 agent is not
16 bound by and has no liability with respect to any representation, misrepresentation, omission, error or inaccuracy contained in another
17 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? PA-80
- 32 J. What is the current use of the Property? Bar Land
- 33 ☐ ☒ ☐ ☐ K. Are you aware of any pending land use changes?

Buyer Initials _____ Date _____

Seller Initials B.A. Date 8/22/15

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- 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")? *Small wetland area*
- 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? *Small wetland*
- 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 ☐ ☒ ☐ ☐ G. Are you aware of any hazardous material, toxic waste, or trash dumping on this Property?
- 46 ☐ ☒ ☐ ☐ H. Are there any structural improvements or personal property located on the Property that are included in this transaction? If "yes" list all items:
- 47 ☐ ☒ ☐ ☐
- 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
- 55 <https://www.whitehouse.gov/ondcp/state-laws-related-to-marijuana>
- 56 ☐ ☒ ☐ ☐ J. Has this Property been used to legally grow marijuana for either medicinal or recreational use as permitted
- 57 under Oregon laws?

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

YES NO UNKNOWN N/A

III. WATER

- 59 ☐ ☒ ☐ ☐ A. Is there currently a domestic water supply for this Property?
- 60 1. If "yes", from what source? ☐ public utility ☐ community water system ☐ private well
- 61 ☐ other (specify) _____
- 62 2. If "no", is a permit required ☐ Yes ☐ No. Has it been applied for? ☐ Yes ☐ No
- 63 ☐ ☐ ☐ ☒ B. If Property is currently supplied from a well:
- 64 ☐ ☒ ☐ ☒ 1. Is there more than one well serving the Property?
- 65 ☐ ☐ ☐ ☒ 2. Is (are) the well(s) located on the Property? (If No, attach explanation).

Buyer Initials _____ / _____ Date _____

Seller Initials *BMH* Date *8/22/19*

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- | | | | | | |
|----|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--|
| 66 | ☐ | ☐ | ☐ | ☒ | 3. Is (are) the well(s) shared? |
| 67 | ☐ | ☐ | ☐ | ☒ | a. Is there an oral or written agreement for a shared well? |
| 68 | ☐ | ☐ | ☐ | ☒ | b. Is there an easement (recorded or unrecorded) for access to and maintenance of a shared well? |
| 69 | ☐ | ☐ | ☐ | ☒ | 4. Is a copy of the well log(s) available? |
| 70 | ☐ | ☐ | ☐ | ☒ | 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 ☐ well log ☐ a flow test of the well performed when _____ |
| 73 | | | | | 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: ☐ submersible ☐ jet. Pump make _____ |
| 77 | | | | | Installed by _____ date _____ |
| 78 | | | | | Served by _____ date of last service _____ |
| 79 | ☐ | ☐ | ☐ | ☒ | 9. Are there any known problems with the water system? |
| 80 | ☐ | ☐ | ☐ | ☒ | 10. Have there been any repairs to the water system? |
| 81 | ☐ | ☐ | ☐ | ☒ | 11. Has a ☐ coliform bacteria ☐ nitrates ☐ arsenic or ☐ other water quality test been performed on |
| 82 | | | | | domestic water supply? If "yes", when _____ by whom _____ |
| 83 | ☐ | ☐ | ☐ | ☒ | C. Is there a water treatment system? If "yes", ☐ owned or ☐ leased? |
| 84 | | | | | 1. If "yes", for what purpose was the water treatment system installed? _____ |
| 85 | ☐ | ☐ | ☐ | ☐ | 2. Is the water treatment system in good working order? (If No, attach explanation). |
| 86 | ☐ | ☒ | ☐ | ☐ | D. Are there any abandoned wells on the Property? |
| 87 | ☐ | ☒ | ☐ | ☐ | E. Do you have other pertinent information regarding the water supply? If "yes", please attach an explanation. |
| 88 | ☐ | ☒ | ☐ | ☐ | F. Are there any irrigation wells? If "yes", how many? _____ |
| 89 | ☐ | ☐ | ☐ | ☐ | G. Are there water appropriation rights for this Property? |
| 90 | ☐ | ☐ | ☒ | ☐ | 1. Have the water rights been certified by the State of Oregon? |
| 91 | | | | | 2. To what body of water do the water rights pertain? _____ |
| 92 | ☐ | ☐ | ☒ | ☐ | 3. Have the water rights been used beneficially during the last five years? |
| 93 | ☐ | ☒ | ☐ | ☐ | 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.

YES NO UNKNOWN N/A

IV. SEWAGE

- | | | | | | |
|----|--------------------------|-------------------------------------|--------------------------|-------------------------------------|---|
| 96 | ☐ | ☒ | ☐ | ☐ | A. Is sanitary sewer currently available to this Property? |
| 97 | | | | | 1. If "yes", where is the sewer line located? _____ |
| 98 | ☐ | ☐ | ☐ | ☒ | 2. If "no", will such service be available in the future? _____ |

Buyer Initials _____ / _____ Date _____

Seller Initials BAIT Date 8/29/15

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- 99 ☐ ☒ ☐ ☒ B. Are you aware of any sanitary sewer proposed for this Property?
- 100 ☐ ☒ ☐ ☐ C. Is there a septic system on this Property?
- 101 1. If "yes", what type of system? ☐ standard ☐ cap fill ☐ sand filtration ☐ other _____
- 102 2. Last inspected by _____ date _____
- 103 Please attach copies of the inspection report and invoice
- 104 3. Date septic system was last pumped _____ by whom _____
- 105 ☐ ☐ ☐ ☒ 4. Any known problems or repairs? If "yes", please explain on attached sheet.
- 106 ☐ ☐ ☐ ☒ D. If a septic system will need to be installed, is there a current governmental approval for such a system?
- 107 1. If "yes", what type of system? ☐ standard ☐ cap fill ☐ sand filtration ☐ other _____
- 108 Date of approval _____
- 109 ☐ ☐ ☐ ☒ E. Is there an abandoned septic system on the Property? If "yes", where is it located? _____
- 110 **BUYER MAY WISH TO HAVE THE SEWAGE SYSTEM INSPECTED**

YES NO UNKNOWN N/A

V. DEED RESTRICTIONS, ASSOCIATIONS, COMMON FACILITIES, ETC

- 111 ☐ ☒ ☐ ☐ A. Are there CC&Rs?
- 112 ☐ ☒ ☐ ☐ B. Is there a Home or Unit Owners' Association?
- 113 1. If "yes" Who is the contact person? _____
- 114 contact information: _____
- 115 2. Monthly or annual dues _____ Assessments _____
- 116 ☐ ☒ ☐ ☐ C. Is this Property in an area with a neighborhood group or community organization?
- 117 1. If "yes", contact information _____
- 118
- 119 ☒ ☐ ☐ ☐ 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? *Just Road in*
- 120
- 121 ☐ ☒ ☐ ☐ E. Are there any known disputes, irregularities, or other unsettled issues? *Egns in road*
- 122 ☐ ☒ ☐ ☐ F. Are there any "common areas" (facilities such as a pool, recreation building, tennis court, walkway, etc.)? *grows*

YES NO UNKNOWN N/A

VI. OTHER CONDITIONS OR DEFECTS

- 123 ☐ ☒ ☐ ☐ A. Are you aware of any other condition, defect, feature, problem, material fact, or issue in its immediate vicinity, affecting the buyer's use and/or enjoyment of this Property?
- 124

VII. DOCUMENTS AND EXPLANATIONS

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

126

127

128

129

130

131

132

133

[Attach Addendum if necessary.]

Buyer Initials _____ / _____ Date _____

Seller Initials *BW* Date *8/2/18*

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134 SELLER REPRESENTS TO BUYER THAT THE FOREGOING ANSWERS IN THIS VACANT LAND DISCLOSURE ADDENDUM, TOGETHER
 135 WITH ALL INCLUDED DOCUMENTS AND INFORMATION, IF ANY, ARE COMPLETE AND CORRECT TO THE BEST OF SELLER'S ACTUAL
 136 KNOWLEDGE, WITHOUT FURTHER INVESTIGATION OR TESTING.

137 Seller's Signature *Judith Ann Hillsbery To HLT* Date 8-22-18, 5 11 a.m. ☒ p.m. ←
 Judith Ann Hillsbery, Trustee of Hillsbery Living Trust

138 Seller's Signature *Judith Ann Hillsbery To HFS* Date 8-22-18, 5 11 a.m. ☒ p.m. ←
 Judith Ann Hillsbery, Trustee of Hillsbery Family Subtrust

139 UNLESS PREVIOUSLY WAIVED BY BUYER IN WRITING, SELLER SHALL DELIVER A COPY OF THE COMPLETED VACANT LAND DISCLOSURE ADDENDUM TO ANY
 140 BUYER MAKING A WRITTEN OFFER TO PURCHASE THE PROPERTY. BUYER SHALL HAVE THE ABSOLUTE RIGHT TO REVOKE THEIR OFFER, FOR ANY REASON
 141 OR NO REASON, BY GIVING WRITTEN NOTICE TO SELLER WITHIN FIVE (5) BUSINESS DAYS FOLLOWING THE DATE OF SELLER'S DELIVERY OF THE DISCLOSURE
 142 ADDENDUM TO BUYER (THE "REVOCATION PERIOD"). UNLESS PREVIOUSLY WAIVED IN WRITING, IF BUYER'S RIGHT OF REVOCATION IS NOT TIMELY
 143 EXERCISED IN WRITING BY MIDNIGHT AT THE END OF THE LAST DAY OF THE REVOCATION PERIOD, IT SHALL AUTOMATICALLY EXPIRE. IN ALL EVENTS, SAID
 144 RIGHT OF REVOCATION SHALL EXPIRE UPON CLOSING OF THE TRANSACTION.

Betsy M Hillsbery CoTrustee HLT 8/22/18 5:11pm
Betsy M Hillsbery CoTrustee HFS 8/22/18 5:11pm