



RESIDENTIAL

VACANT LAND DISCLOSURE ADDENDUM

1 Property Address or Tax ID # 0 Redwood Hwy, Wilderville, OR 97543
2 R325694 (the "Property")

3 This is a Vacant Land Disclosure Addendum ("Land Disclosure Addendum") made by the Seller concerning the Property. This is not a warranty of any
4 kind by Seller or any agent of Seller and is not a substitute for any inspections or warranties that Buyer may wish to obtain.

INSTRUCTIONS TO 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 "Yes"
6 answer in detail in Section 7 (Documents and Explanations) or on a separate page and attach pertinent documents and information. Please refer to
7 the section and item of the question when you provide your explanations. Please date and sign each page of this Land Disclosure Addendum and
8 each attachment. Seller authorize all real estate agents to provide a copy of this Land Disclosure Addendum to other real estate agents and
9 prospective buyers of the Property.

I. 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 by
11 utilizing diligent attention and observation and by employing competent experts. Buyer's agents are not responsible for buyer's due diligence
12 and may not provide advice about Property conditions or legal issues.
13 B. The disclosures set forth in this Land 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 security interest
15 in the Property, or of any real estate agent engaged by Seller or Buyer. A financial institution or real estate agent is not bound by and has no
16 liability with respect to any representation, misrepresentation, omission, error, or inaccuracy contained in another party's disclosure statement
17 or any amendments thereto.

II. SELLER'S VACANT LAND DISCLOSURE

18 1. TITLE

- 19 A. Is this Property a legal lot of record? [X] Yes [] No [] Unknown [] N/A
20 (1) Is this Property subject to any of the following? [] Yes [X] No [] Unknown [] N/A
21 (If yes, select all that apply) [] first right of refusal [] option [] lease or rental agreement
22 [] other listing [] life estate [] Timber Contracts
23 B. Are there any of the following? [] Yes [X] No [] Unknown [] N/A
24 (If yes, select all that apply) [] encroachments [] written or oral boundary or fencing agreements
25 [] boundary disputes [] recent boundary changes
26 C. Are there any of the following? [X] Yes [] No [] Unknown [] N/A
27 (If yes, select all that apply) [] rights of way [X] easements (other than normal utility easements)
28 [] access limitations [] written or oral agreements concerning the use or access to/from this property
29 D. Is there a [] written or [] oral agreement for joint maintenance of an easement? [] Yes [] No [X] Unknown [] N/A
30 E. Any sale, transfer, or reservation of development, water or drainage rights? [] Yes [X] No [] Unknown [] N/A
31 F. Any sale, transfer, or reservation of oil, gas, mineral rights, or timber rights? [] Yes [X] No [] Unknown [] N/A
32 G. Are you aware of any governmental study, survey, or notice that would affect this Property? [] Yes [X] No [] Unknown [] N/A
33 H. Are there any pending or existing assessments against this Property (other than real property
34 taxes not yet due for the current year)? [] Yes [X] No [] Unknown [] N/A
35 I. What is the current zoning for the Property? RR2.5 (2.5 Mininum Acre per Parcel)

Buyer Initials / Date

Seller Initials age / Date 04/10/2025 | 3:52 PM PT

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE

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36	Property Address or Tax ID # 0 Redwood Hwy, Wilderville, OR 97543
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- 38 J. What is the current use of the Property? **Vacant Rural Land**
- 39 K. Are you aware of any pending land use changes? Yes No Unknown N/A
- 40 L. Is there a land survey for this Property? Yes No Unknown N/A
- 41 Survey Number, if known **CS 153-67**
- 42 M. Are there any conservation easements or agreements? Yes No Unknown N/A

2. GENERAL INFORMATION

- 44 A. Have there been any settling, soil problems, standing water, flooding, or drainage problems
- 45 in this Property? Yes No Unknown N/A
- 46 B. Does the Property contain soil used to fill, build up, or level areas of the ground ("fill dirt")? Yes No Unknown N/A
- 47 (1) If Yes, does the fill dirt contain foreign materials (for example, wood, rock, debris)? Yes No Unknown N/A
- 48 (2) If Yes, was the fill dirt compacted? Yes No Unknown N/A
- 49 C. Has this Property been identified as a "wetland", antiquities, dune area, or other
- 50 similar designation? Yes No Unknown N/A
- 51 D. Is the Property in a designated flood or slide zone? Yes No Unknown N/A
- 52 FEMA Map #, if known _____
- 53 E. Has there been major damage to this Property from fire, wind, flood, earth movement,
- 54 or landslide? Yes No Unknown N/A
- 55 F. Are you aware of any above-ground or underground tanks used for any purpose (for example,
- 56 chemical, septic, abandoned tanks, etc.) currently or previously in use on the Property? Yes No Unknown N/A
- 57 G. Are you aware of any hazardous material, toxic waste, or trash dumping on this Property? Yes No Unknown N/A
- 58 H. Are there any structural improvements or personal property located on the Property that are
- 59 included in this transaction? Yes No Unknown N/A
- 60 (1) If Yes, list all items: **NONE**
- 61 (2) Are there any defects or problems with any of these items? Yes No Unknown N/A
- 62 a. If Yes, describe all problems and defects: **N/A**
- 63 I. Has this Property been used for the manufacture or distribution of illegal substances,
- 64 excluding marijuana? Yes No Unknown N/A
- 65 Note: Although marijuana has been legalized for medicinal and recreational use in Oregon, it remains a "Controlled Substance" under Federal
- 66 Law and is illegal. See website www.whitehouse.gov.
- 67 J. Has this Property been used to legally grow marijuana for either medicinal or recreational use
- 68 as permitted under Oregon laws? Yes No Unknown N/A

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

3. WATER

- 71 A. Is there currently a domestic water supply for this Property? Yes No Unknown N/A
- 72 (1) If Yes, from what source? (select all that apply) public utility community water system
- 73 private well other (specify) _____

Buyer Initials _____ / _____ Date _____

Seller Initials *age* / _____ Date **04/10/2025** | **3:52** PM PT

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76 (2) If No, is a permit required? Yes No Has it been applied for? Yes No

77 B. Is the Property currently supplied from a well? Yes No Unknown N/A

78 (1) Is there more than one well serving the Property? Yes No Unknown N/A

79 (2) Is (are) the well(s) located on the Property? If No, attach explanation. Yes No Unknown N/A

80 (3) Is (are) the well(s) shared? Yes No Unknown N/A

81 a. Is there an oral or written agreement for a shared well? Yes No Unknown N/A

82 b. Is there an easement, recorded or unrecorded, for access to and maintenance of a
83 shared well? Yes No Unknown N/A

84 (4) Is a copy of the well log(s) available? Yes No Unknown N/A

85 (5) Well depth(s) is estimated to be 200 feet? Yes No Unknown N/A

86 (6) Well(s) supply approximately One gallons per minute (GPM) of water. Yes No Unknown N/A

87 a. This figure is taken from well log a flow test of the well performed when
88 and by whom

89 (7) Is there a holding tank in addition to the pressure tank for the water system? Yes No Unknown N/A

90 a. If Yes, what is the capacity of the tank? gallons.

91 (8) Well is N/A year old. Pump type: submersible jet.

92 Pump make NONE

93 Installed by N/A date

94 Serviced by N/A date of last service

95 (9) Are there any known problems with the water system? Yes No Unknown N/A

96 (10) Have there been any repairs to the water system? Yes No Unknown N/A

97 (11) Has a (select all that apply) coliform bacteria nitrates arsenic or
98 other water quality test been performed on domestic water supply? Yes No Unknown N/A

99 a. If Yes, when by whom

100 C. Is there a water treatment system? If Yes, owned or leased? Yes No Unknown N/A

101 (1) If Yes, for what purpose was the water treatment system installed? N/A

102

103 (2) Is the water treatment system in good working order? If No, attach explanation Yes No Unknown N/A

104 D. Are there any abandoned wells on the Property? Yes No Unknown N/A

105 E. Do you have other pertinent information regarding the water supply? If Yes, please attach
106 an explanation. Yes No Unknown N/A

107 F. Are there any irrigation wells? If Yes, how many? Yes No Unknown N/A

108 G. Are there water appropriation rights for this Property? Yes No Unknown N/A

109 (1) Have the water rights been certified by the State of Oregon? Yes No Unknown N/A

110 (2) To what body of water do the water rights pertain?

111 (3) Have the water rights been used beneficially during the last five years? Yes No Unknown N/A

Buyer Initials / Date

Seller Initials age / Date 04/10/2025 | 3:52 PM PD

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H. Are any man-made ponds or bodies of water on this Property? ... Yes No Unknown N/A
(1) If Yes, is there a permit? ... Yes No Unknown N/A

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

4. SEWAGE

A. Is sanitary sewer currently available to this Property? ... Yes No Unknown N/A

(1) If Yes, where is the sewer line located?
(2) If No, will such service be available in the future? ... Yes No Unknown N/A

B. Are you aware of any sanitary sewer proposed for this Property? ... Yes No Unknown N/A

C. Is there a septic system on this Property? ... Yes No Unknown N/A

(1) If Yes, what type of system? (select one) standard cap fill sand filtration
other (describe)

(2) Last inspected by When Originally Installed
Please attach copies of the inspection report and invoice.

(3) Date septic system was last pumped by whom N/A

(4) Any known problems or repairs? If Yes, please explain on attached sheet ... Yes No Unknown N/A

D. If a septic system will need to be installed, is there a current governmental approval for
such a system? ... Yes No Unknown N/A

(1) If Yes, what type of system? standard cap fill sand filtration
other (describe) Date of approval

E. Is there an abandoned septic system on the Property? ... Yes No Unknown N/A
If Yes, where is it located?

Buyer may wish to have the sewage system inspected

5. DEED RESTRICTIONS, ASSOCIATIONS, COMMON FACILITIES, ETC.

A. Is this Property subject to any recorded Covenants, Conditions, and Restrictions (CC&Rs)? ... Yes No Unknown N/A

B. Is there a Home or Unit Owners' Association? ... Yes No Unknown N/A

(1) If Yes, who is the contact person? NONE

(2) Contact information: N/A

(3) Monthly or annual dues: N/A Assessments N/A

C. Is this Property in an area with a neighborhood group or community organization? ... Yes No Unknown N/A

(1) If Yes, contact information: N/A

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

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149 6. OTHER CONDITIONS

150 A. Are there any known disputes, irregularities, or other unsettled issues? ... [] Yes [X] No [] Unknown [] N/A
151 B. Are there any "common areas" (facilities such as a pool, recreation building, tennis court,
152 walkway, etc.)? ... [] Yes [X] No [] Unknown [] N/A

153 7. DOCUMENTS AND EXPLANATIONS

154 A. Are you aware of any other material fact or condition affecting this Property? ... [] Yes [X] No [] Unknown [] N/A
155 Please list any attached documents, reports, explanations of "Yes" answers, or those questions indicating an explanation here:
156 1) The Subject Property is Zoned RR2.5, allowing for possible Property Division based on Zoning Allowances.
157 2) The Property has an Existing Survey on File with Josephine County from 1967.
158 3) There is a Drilled Well on the Property.
159 4) An Installed Septic System is located on the Property, though its Precise Location is yet to be determined.
160 5) The Seller has LIMITED Knowledge of the Subject Property, as the Current Owner was not involved in the Various Aspects of the
161 Property's Development.
162 (attach an Addendum if necessary)

SIGNATURES AND ACKNOWLEDGMENTS

163 Seller represents to Buyer the foregoing answers in this Land Disclosure Addendum, together with all included documents and information, if any, are complete
164 and correct to the best of Seller's actual knowledge, without further investigation or testing.
165 Seller [Signature] Print Jack Ernst & Frances L. Mecklenburg Rev. Date 04/10/2025 | 3:52 PM PDT [] a.m. [] p.m. ←
166 Seller _____ Print _____ Date _____ [] a.m. [] p.m. ←

167 Unless previously waived by Buyer in writing, Seller will deliver a copy of the completed Land Disclosure Addendum to any Buyer making a written
168 offer to purchase the Property. Buyer will have the absolute right to revoke their offer, for any reason or no reason, by giving written notice to Seller
169 within five (5) business days following the date of Seller's delivery of the Land Disclosure Addendum to Buyer (the "Revocation Period"). Unless
170 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
171 Period, it will automatically expire. In all events, the right of revocation will expire upon closing of the transaction.

172 8. ACKNOWLEDGMENT: The undersigned Buyer(s) acknowledges the duty to sign, date, and return a copy of this page of the Land Disclosure
173 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
174 to effectively exercise their right of revocation.

175 Buyer _____ Print _____ Date _____ [] a.m. [] p.m. ←
176 Buyer _____ Print _____ Date _____ [] a.m. [] p.m. ←
177 Buyer's Agent _____ Print _____ Date _____ [] a.m. [] p.m. ←