

## VACANT LAND DISCLOSURE ADDENDUM

Property Address Briggs Hill Rd, Lot #900, Eugene, Oregon 97405

### INSTRUCTIONS TO THE SELLER

1 **THIS IS A VACANT LAND DISCLOSURE ADDENDUM ("DISCLOSURE ADDENDUM") MADE BY THE SELLER CONCERNING THE**  
 2 **PROPERTY LOCATED AT** Briggs Hill Rd, Lot #900, Eugene, Oregon 97405 **(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

1 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 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
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- |    |                                     |                                     |                          |                          |   |
|----|-------------------------------------|-------------------------------------|--------------------------|--------------------------|---|
| 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 |
| 2  |                                     |                                     |                          |                          | 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"/> | 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 checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | C. Are there any of the following <input checked="" type="checkbox"/> rights of way <input checked="" type="checkbox"/> easements (other than normal utility easements)       |
| 24 |                                     |                                     |                          |                          | <input type="checkbox"/> access limitations <input checked="" type="checkbox"/> written or oral agreements concerning the use or access to/from this property                 |
| 25 | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | D. Is there a <input checked="" 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  |
| 3  |                                     |                                     |                          |                          | for the current year)   |
| 31 |                                     |                                     |                          |                          | I. What is the current zoning for the Property _____  |
| 32 |                                     |                                     |                          |                          | What is the current use of the Property _____   |
| 33 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Are you aware of any pending land use changes   |

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

Seller Initials  / \_\_\_\_\_ Date 7/9/2018



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- 34     L. Is there a land survey for this Property Survey Number (if known) \_\_\_\_\_
- 35     M. Is this Property sub ect to any recorded or unrecorded Covenants, Conditions, and Restrictions  
*Easement and Road Maintenance*
- 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     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 one FEMA Map (if known) \_\_\_\_\_
- 43     E. Has there been ma or 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 ha ardous 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  
*Apron and Entry Gates -*
- 47     1. Are there any defects or problems with any of these items If "yes" describe all problems and defects
- 48     I. Has this Property been used for the manufacture or distribution of illegal substances, excluding mari uana Note Although mari uana has been legali ed for medicinal and recreational use in Oregon, it remains a "Controlled Substance" under Federal Law, and is illegal. See <https://www.whitehouse.gov/ondcp/state-laws-related-to-marijuana>
- 49     Has this Property been used to legally grow mari uana 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

- 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  other (specify) \_\_\_\_\_
  - 61     2. If "no", is a permit required  Yes  No. Has it been applied for  Yes  No
- 62     If Property is currently supplied from a well
  - 63     1. Is there more than one well serving the Property
  - 64     2. Is (are) the well(s) located on the Property (If No, attach explanation).

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

Seller Initials *[Signature]* / \_\_\_\_\_ Date 7/9/2018

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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
- 7     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 \_\_\_\_\_ b. Well is \_\_\_\_\_ years old. Pump type  submersible  jet. Pump make \_\_\_\_\_
  - 77 \_\_\_\_\_ Installed by \_\_\_\_\_ date \_\_\_\_\_
  - 78 \_\_\_\_\_ Serviced by \_\_\_\_\_ date of last service \_\_\_\_\_
- 79     9. Are there any known problems with the water system
- 8     1. 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
  - 9     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 / \_\_\_\_\_ Date 7/9/2018

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- 99     Are you aware of any sanitary sewer proposed for this Property
- 1     C. Is there a septic system on this Property
- 1 1 1. If "yes", what type of system  standard  cap fill  sand filtration  other \_\_\_\_\_
- 1 2 2. Last inspected by \_\_\_\_\_ date \_\_\_\_\_
- 1 3 Please attach copies of the inspection report and invoice
- 1 4 3. Date septic system was last pumped \_\_\_\_\_ by whom \_\_\_\_\_
- 1 5     4. Any known problems or repairs If "yes", please explain on attached sheet.
- 1 6     D. If a septic system will need to be installed, is there a current governmental approval for such a system
- 1 7 1. If "yes", what type of system  standard  cap fill  sand filtration  other \_\_\_\_\_
- 1 8 Date of approval \_\_\_\_\_
- 1 9     E. Is there an abandoned septic system on the Property If "yes", where is it located \_\_\_\_\_
- 11 **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 - Easement & Road Maintenance
- 112     Is there a Home or Unit Owners Association Road Maintenance - Entry
- 113 1. If "yes" who is the contact person Ross Mickey
- 114 contact information (541) 954-7521
- 115 2. Monthly or annual dues Variable 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
- 12     E. Are there any known disputes, irregularities, or other unsettled issues
- 121     F. Are there any "common areas" (facilities such as a pool, recreation building, tennis court, walkway, etc.)

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 Grant of Easement for Ingress, Egress, Utilities & Restrictive Covenants

127 F2 Template Dwelling Permit Application

128 \_\_\_\_\_

129 \_\_\_\_\_

130 \_\_\_\_\_

131 \_\_\_\_\_

132 \_\_\_\_\_

133 \_\_\_\_\_

[Attach Addendum if necessary.]

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

Seller Initials [Signature] / \_\_\_\_\_ Date 7/9/2018

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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 *Kristin L. Nelson-Sick* Date 7/19/2018 8:22 a.m. p.m. ←

138 Seller's Signature \_\_\_\_\_ Date \_\_\_\_\_, \_\_\_\_\_ a.m. p.m. ←

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.

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