



VACANT LAND DISCLOSURE ADDENDUM

1 Property Address or Tax ID # **1582 Wiltsey Rd SE, Salem, OR 97306**
2 _____ (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

1. TITLE

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

34 I. What is the current zoning for the Property? Multi family

35 Buyer Initials JJ / LM Date 3/26/2025 Seller Initials JE / _____ Date 02/07/2025

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE OREF 019a | Released 01/2025 | Page 1 of 5

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VACANT LAND DISCLOSURE ADDENDUM

36 Property Address or Tax ID # 1582 Wiltsey Rd SE, Salem, OR 97306
37 _____ (the "Property")

38 J. What is the current use of the Property? Vavant

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 _____

42 M. Are there any conservation easements or agreements? Yes No Unknown N/A

43 **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: _____

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: _____

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.

70 **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 JJ / LM Date 3/27/2025

Seller Initials JE / _____ Date 02/07/2025

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74 Property Address or Tax ID # 1582 Wiltsey Rd SE, Salem, OR 97306
75 (the "Property")

- 76 (2) If No, is a permit required? [] Yes [] No Has it been applied for? [] Yes [] No
77 B. Is the Property is currently supplied from a well? [] Yes [X] No [] Unknown [] N/A
78 (1) Is there more than one well serving the Property? [] Yes [] No [] Unknown [X] N/A
79 (2) Is (are) the well(s) located on the Property? If No, attach explanation. [] Yes [] No [] Unknown [X] N/A
80 (3) Is (are) the well(s) shared? [] Yes [] No [] Unknown [X] N/A
81 a. Is there an oral or written agreement for a shared well? [] Yes [] No [] Unknown [X] N/A
82 b. Is there an easement, recorded or unrecorded, for access to and maintenance of a
83 shared well? [] Yes [] No [] Unknown [X] N/A
84 (4) Is a copy of the well log(s) available? [] Yes [] No [] Unknown [X] N/A
85 (5) Well depth(s) is estimated to be _____ feet? [] Yes [] No [] Unknown [X] N/A
86 (6) Well(s) supply approximately _____ gallons per minute (GPM) of water. [] Yes [] No [] Unknown [X] 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 [X] No [] Unknown [] N/A
90 a. If Yes, what is the capacity of the tank? _____ gallons.
91 (8) Well is _____ year old. Pump type: [] submersible [] jet.
92 Pump make: _____
93 Installed by _____ date _____
94 Serviced by _____ date of last service _____
95 (9) Are there any known problems with the water system? [] Yes [X] No [] Unknown [] N/A
96 (10) Have there been any repairs to the water system? [] Yes [X] 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 [X] 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 [X] No [] Unknown [] N/A
101 (1) If Yes, for what purpose was the water treatment system installed? _____
102 _____
103 (2) Is the water treatment system in good working order? If No, attach explanation [] Yes [] No [] Unknown [X] N/A
104 D. Are there any abandoned wells on the Property? [] Yes [X] No [] Unknown [] N/A
105 E. Do you have other pertinent information regarding the water supply? If Yes, please attach
106 an explanation. [] Yes [X] No [] Unknown [] N/A
107 F. Are there any irrigation wells? If Yes, how many? _____ [] Yes [X] No [] Unknown [] N/A
108 G. Are there water appropriation rights for this Property? [] Yes [X] No [] Unknown [] N/A
109 (1) Have the water rights been certified by the State of Oregon? [] Yes [] No [] Unknown [X] 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 [X] N/A

Initial Buyer Initials LM / LM Date 3/26/2025

Auth Seller Initials JE / Date 02/07/2025

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Property Address or Tax ID # 1582 Wiltsey Rd SE, Salem, OR 97306 (the "Property")

H. Are any man-made ponds or bodies of water on this Property? [] Yes [X] No [] Unknown [] N/A
(1) If Yes, is there a permit? [] Yes [] No [] Unknown [X] 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? [X] Yes [] No [] Unknown [] N/A
(1) If Yes, where is the sewer line located? unknown
(2) If No, will such service be available in the future? [] Yes [] No [] Unknown [X] N/A

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

C. Is there a septic system on this Property? [] Yes [X] No [] Unknown [] N/A
(1) If Yes, what type of system? [] standard [] cap fill [] sand filtration [] other (describe)

(2) Last inspected by 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 [] Yes [X] 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 [X] 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 [X] 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 [X] No [] Unknown [] N/A

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

(1) If Yes, who is the contact person?

(2) Contact information:

(3) Monthly or annual dues: Assessments

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

(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 [X] No [] Unknown [] N/A

Initial Buyer Initials JJ / LM Date 3/29/2025

Authentic Seller Initials JE / Date 02/07/2025

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RESIDENTIAL

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147 Property Address or Tax ID # 1582 Wiltsey Rd SE, Salem, OR 97306
148 _____ (the "Property")

149 **6. OTHER CONDITIONS**

150 A. Are there any known disputes, irregularities, or other unsettled issues? Yes No Unknown N/A
151 B. Are there any "common areas" (facilities such as a pool, recreation building, tennis court,
152 walkway, etc.)? Yes 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 No Unknown N/A
155 Please list any attached documents, reports, explanations of "Yes" answers, or those questions indicating an explanation here:
156 _____
157 _____
158 _____
159 _____
160 _____
161 _____
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 Jason Eastman Print Jason Eastman Date 02/07/2025 a.m. p.m. ←
166 Seller _____ Print Susan K Green 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 [Signature] Print _____ Date 3/29/2025 a.m. p.m. ←
176 Buyer Jessica Martin Print _____ Date 3/27/2025 a.m. p.m. ←
177 Buyer's Agent Brian McVay Print _____ Date 3/26/2025 a.m. p.m. ←
Signed by: Jean Jones 3/26/2025
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