



VACANT LAND DISCLOSURE ADDENDUM

Property Address Bella Ridge Estates Astoria, Or 97103

INSTRUCTIONS TO THE SELLER

1 THIS IS A VACANT LAND DISCLOSURE ADDENDUM ("DISCLOSURE ADDENDUM") MADE BY THE SELLER CONCERNING THE
 2 PROPERTY LOCATED AT Bella Ridge Estates Astoria, Or 97103 (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 having made, or may make a loan pertaining to the Property, or may have or take a security
 15 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 bound
 16 by and has no liability with respect to any representation, misrepresentation, omission, error or inaccuracy contained in another party's
 17 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? RCR
- 32 J. What is the current use of the Property? Residential
- 33 ☐ ☒ ☐ ☐ K. Are you aware of any pending land use changes?

Buyer Initials _____ / _____ Date _____

Seller Initials RLM / 4/12/2024 3:17:_____ Date _____

This form has been licensed for use solely by Pam Ackley pursuant to a Forms License Agreement with Oregon Real Estate Forms, LLC.

Copyright Oregon Real Estate Forms, LLC 2020

www.orefonline.com

No portion may be reproduced without express permission of Oregon Real Estate Forms, LLC

OREF 019

Page 1 of 5



VACANT LAND DISCLOSURE ADDENDUM

Property Address Bella Ridge Estates Astoria, Or 97103

- 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")?
- 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 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 ☐ ☒ ☐ ☐ 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 marijuana?
- 49 ☐ ☒ ☐ ☐ Note: Although marijuana has been legalized for medicinal and recreational use in Oregon, it remains a "Controlled Substance" under Federal Law, and is illegal. See website www.whitehouse.gov
- 50 ☐ ☒ ☐ ☐ J. Has this Property been used to legally grow marijuana for either medicinal or recreational use as permitted under Oregon laws?
- 51 ☐ ☒ ☐ ☐

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

YES NO UNKNOWN N/A

III. WATER

- 58 ☒ ☐ ☐ ☐ A. Is there currently a domestic water supply for this Property?
- 59 ☐ ☐ ☐ ☐ 1. If "yes", from what source? ☒ public utility ☒ community water system ☐ private well
- 60 ☐ ☐ ☐ ☐ ☐ other (specify) _____
- 61 ☐ ☐ ☐ ☐ 2. If "no", is a permit required ☐ Yes ☐ No Has it been applied for? ☐ Yes ☐ No
- 62 ☐ ☐ ☐ ☒ B. 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 RLM / 4/12/2024 | 3:17:5

This form has been licensed for use solely by Pam Ackley pursuant to a Forms License Agreement with Oregon Real Estate Forms, LLC.

Copyright Oregon Real Estate Forms, LLC 2020

www.orefonline.com

No portion may be reproduced without express permission of Oregon Real Estate Forms, LLC

OREF 019

Page 2 of 5



VACANT LAND DISCLOSURE ADDENDUM

Property Address Bella Ridge Estates , Astoria, Or 97103

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

YES NO UNKNOWN N/A

V. DEED RESTRICTIONS, ASSOCIATIONS, COMMON FACILITIES, ETC

- 110 ☒ ☐ ☐ ☐ A. Are there CC&Rs?
- 111 ☒ ☐ ☐ ☐ B. Is there a Home or Unit Owners' Association?
- 112 1. If "yes" Who is the contact person? Cynthia Vermilyea
- 113 contact information: 541-860-8486
- 114 2. Monthly or annual dues 200.00 Assessments _____
- 115 ☐ ☒ ☐ ☐ C. Is this Property in an area with a neighborhood group or community organization?
- 116 1. If "yes", contact information _____
- 117 _____
- 118 ☐ ☒ ☐ ☐ 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?
- 119 _____
- 120 ☐ ☒ ☐ ☐ 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

- 122 ☐ ☒ ☐ ☐ A. Are you aware of any other material fact, or condition affecting this Property?

VII. DOCUMENTS AND EXPLANATIONS

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

124 _____

125 _____

126 _____

127 _____

128 _____

129 _____

130 _____

131 _____

[Attach Addendum if necessary.]

Buyer Initials _____ / _____ Date _____

Seller Initials RLC Date 4/6/23

ACKNOWLEDGMENT

This form has been licensed for use solely by Pam Ackley pursuant to a Forms License Agreement with Oregon Real Estate Forms, LLC.

Copyright Oregon Real Estate Forms, LLC 2020

www.orefonline.com

No portion may be reproduced without express permission of Oregon Real Estate Forms, LLC

OREF 019

Page 4 of 5



VACANT LAND DISCLOSURE ADDENDUM

Property Address Bella Ridge Estates , Astoria, Or 97103

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

135 Seller's Signature *Richard Krueger*
Bella Ridge Estates, Richard Krueger, Member

Date 4/6/23 a.m. p.m. ←

136 Seller's Signature _____

Date _____ a.m. p.m. ←

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

143

ACKNOWLEDGMENT

144 THE UNDERSIGNED HEREBY ACKNOWLEDGE THE DUTY TO SIGN, DATE AND RETURN A COPY OF THIS PAGE OF THE ADDENDUM TO
145 SELLER OR SELLER'S AGENT PROMPTLY UPON RECEIPT FROM SELLER OR SELLER'S AGENT. A BAD FAITH REFUSAL TO DO SO
146 COULD JEOPARDIZE BUYER'S ABILITY TO EFFECTIVELY EXERCISE THEIR RIGHT OF REVOCATION.

147 Buyer's Signature _____

Date _____ a.m. p.m. ←

148 Buyer's Signature _____

Date _____ a.m. p.m. ←

149 Buyer's Agent Signature _____

Date _____ a.m. p.m. ←

This form has been licensed for use solely by Pam Ackley pursuant to a Forms License Agreement with Oregon Real Estate Forms, LLC.

Copyright Oregon Real Estate Forms, LLC 2020

www.orefonline.com

No portion may be reproduced without express permission of Oregon Real Estate Forms, LLC

OREF 019
Page 5 of 5