

INSTRUCTIONS TO THE SELLER

Please complete the following form. Do not leave any spaces blank. If the question clearly does not apply to the property write "NA." If the answer is "yes" to any * items, please explain on attached sheets. Please refer to the line number(s) of the question(s) when you provide your explanation(s). For your protection you must date and sign each page of this disclosure statement and each attachment. Delivery of the disclosure statement must occur not later than five business days, unless otherwise agreed, after mutual acceptance of a written contract to purchase between a buyer and a seller.

NOTICE TO THE BUYER

THE FOLLOWING DISCLOSURES ARE MADE BY SELLER ABOUT THE CONDITION OF THE PROPERTY LOCATED AT 2907 NW Hayes Road, Woodland, Washington

("THE PROPERTY"), OR AS LEGALLY DESCRIBED ON ATTACHED EXHIBIT A.

SELLER MAKES THE FOLLOWING DISCLOSURES OF EXISTING MATERIAL FACTS OR MATERIAL DEFECTS TO BUYER BASED ON SELLER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME SELLER COMPLETES THIS DISCLOSURE STATEMENT. UNLESS YOU AND SELLER OTHERWISE AGREE IN WRITING, YOU HAVE THREE BUSINESS DAYS FROM THE DAY SELLER OR SELLER'S AGENT DELIVERS THIS DISCLOSURE STATEMENT TO YOU TO RESCIND THE AGREEMENT BY DELIVERING A SEPARATELY SIGNED WRITTEN STATEMENT OF RESCISSION TO SELLER OR SELLER'S AGENT. IF THE SELLER DOES NOT GIVE YOU A COMPLETED DISCLOSURE STATEMENT, THEN YOU MAY WAIVE THE RIGHT TO RESCIND PRIOR TO OR AFTER THE TIME YOU ENTER INTO A SALE AGREEMENT.

THE FOLLOWING ARE DISCLOSURES MADE BY SELLER AND ARE NOT THE REPRESENTATIONS OF ANY REAL ESTATE LICENSEE OR OTHER PARTY. THIS INFORMATION IS FOR DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY WRITTEN AGREEMENT BETWEEN BUYER AND SELLER.

FOR A MORE COMPREHENSIVE EXAMINATION OF THE SPECIFIC CONDITION OF THIS PROPERTY YOU ARE ADVISED TO OBTAIN AND PAY FOR THE SERVICES OF QUALIFIED EXPERTS TO INSPECT THE PROPERTY, WHICH MAY INCLUDE, WITHOUT LIMITATION, ARCHITECTS, ENGINEERS, LAND SURVEYORS, PLUMBERS, ELECTRICIANS, ROOFERS, BUILDING INSPECTORS, ON-SITE WASTEWATER TREATMENT INSPECTORS, OR STRUCTURAL PEST INSPECTORS. THE PROSPECTIVE BUYER AND SELLER MAY WISH TO OBTAIN PROFESSIONAL ADVICE OR INSPECTIONS OF THE PROPERTY OR TO PROVIDE APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN THEM WITH RESPECT TO ANY ADVICE, INSPECTION, DEFECTS OR WARRANTIES.

Seller is/ is not occupying the property.

I. SELLER'S DISCLOSURES:

If you answer "Yes" to a question with an asterisk (), please explain your answer and attach documents, if available and not otherwise publicly recorded. If necessary, use an attached sheet.

1. TITLE

Yes No Don't know

A. Do you have legal authority to sell the property? If no, please explain.

Yes No Don't know

*B. Is title to the property subject to any of the following?

(1) First right of refusal

(2) Option

(3) Lease or rental agreement

(4) Life estate?

Yes No Don't know

*C. Are there any encroachments, boundary agreements, or boundary disputes?

Yes No Don't know

*D. Is there a private road or easement agreement for access to the property?

Yes No Don't know

*E. Are there any rights-of-way, easements, or access limitations that affect the Buyer's use of the property?

- | | | | |
|------------------------------|--|--|---|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Don't know | *F. Are there any written agreements for joint maintenance of an easement or right-of-way? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Don't know | *G. Is there any study, survey project, or notice that would adversely affect the property? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Don't know | *H. Are there any pending or existing assessments against the property? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Don't know | *I. Are there any zoning violations, nonconforming uses, or any unusual restrictions on the property that affect future construction or remodeling? |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Don't know | *J. Is there a boundary survey for the property? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Don't know | *K. Are there any covenants, conditions, or restrictions recorded against title to the property? |

2. WATER

A. Household Water

- | | | | |
|---|-----------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Don't know | (1) Does the property have potable water supply? |
| | | | (2) If yes, the source of water for the property is: |
| | | | <input type="checkbox"/> Private or publicly owned water system |
| | | | <input checked="" type="checkbox"/> Private well serving only the property |
| | | | * <input type="checkbox"/> Other water system |

- | | | | |
|------------------------------|--|--|---|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Don't know | *If shared, are there any written agreements? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Don't know | *(3) Is there an easement (recorded or unrecorded) for access to and/or maintenance of the water source? |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Don't know | *(4) Are there any problems or repairs needed? |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Don't know | (5) Is there a connection or hook-up charge payable before the property can be connected to the water main? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Don't know | (6) Have you obtained a certificate of water availability from the water purveyor serving the property? (If yes, please attach a copy.) |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Don't know | (7) Is there a water right permit, certificate, or claim associated with household water supply for the property? (If yes, please attach a copy.) |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Don't know | (a) If yes, has the water right permit, certificate, or claim been assigned, transferred, or changed? |
| | | | *(b) If yes, has all or any portion of the water right not been used for five or more successive years? |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Don't know | (c) If no or don't know, is the water withdrawn from the water source less than 5,000 gallons a day? |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Don't know | *(8) Are there any defects in the operation of the water system (e.g., pipes, tank, pump, etc.)? |

B. Irrigation Water

- Yes No Don't know (1) Are there any irrigation water rights for the property, such as a water right permit, certificate, or claim? (If yes, please attach a copy.)
- Yes No Don't know (a) If yes, has all or any portion of the water right not been used for five or more successive years?
- Yes No Don't know (b) If yes, has the water right permit, certificate, or claim been assigned, transferred, or changed?
- Yes No Don't know *(2) Does the property receive irrigation water from a ditch company, irrigation district, or other entity? If so, please identify the entity that supplies irrigation water to the property:

C. Outdoor Sprinkler System

- Yes No Don't know (1) Is there an outdoor sprinkler system for the property?
- Yes No Don't know *(2) If yes, are there any defects in the system?
- Yes No Don't know *(3) If yes, is the sprinkler system connected to irrigation water?

3. SEWER/SEPTIC SYSTEM

A. The property is served by:

Public sewer system

On-site sewage system (including pipes, tanks, drainfields, and all other component parts)

Other disposal system, please describe:

Yes No Don't know

B. Is the property subject to any sewage system fees or charges in addition to those covered in your regularly billed sewer or on-site sewage system maintenance service?

C. If the property is connected to an on-site sewage system:

Yes No Don't know

*(1) Was a permit issued for its construction?

Yes No Don't know

*(2) Was it approved by the local health department or district following its construction?

Yes No Don't know

(3) Is the septic system a pressurized system?

Yes No Don't know

(4) Is the septic system a gravity system?

Yes No Don't know

*(5) Have there been any changes or repairs to the on-site sewage system?

Yes No Don't know

(6) Is the on-site sewage system, including the drainfield, located entirely within the boundaries of the property? If no, please explain:

Yes No Don't know

*(7) Does the on-site sewage system require monitoring and maintenance services more frequently than once a year?

4. ELECTRICAL/GAS

Yes No Don't know

A. Is the property served by natural gas?

Yes No Don't know

B. Is there a connection charge for gas?

Yes No Don't know C. Is the property served by electricity?

Yes No Don't know D. Is there a connection charge for electricity?

Yes No Don't know *E. Are there any electrical problems on the property?

5. FLOODING

Yes No Don't know A. Is the property located in a government designated flood zone or floodplain?

6. SOIL STABILITY

Yes No Don't know *A. Are there any settlement, earth movement, slides, or similar soil problems on the property?

7. ENVIRONMENTAL

Yes No Don't know *A. Have there been any flooding, standing water, or drainage problems on the property that affect the property or access to the property?

Yes No Don't know *B. Does any part of the property contain fill dirt, waste, or other fill material?

Yes No Don't know *C. Is there any material damage to the property from fire, wind, floods, beach movements, earthquake, expansive soils, or landslides?

Yes No Don't know D. Are there any shorelines, wetlands, floodplains, or critical areas on the property?

Yes No Don't know *E. Are there any substances, materials, or products in or on the property that may be environmental concerns, such as asbestos, formaldehyde, radon gas, lead-based paint, fuel or chemical storage tanks, or contaminated soil or water?

Yes No Don't know *F. Has the property been used for commercial or industrial purposes?

Yes No Don't know *G. Is there any soil or groundwater contamination?

Yes No Don't know *H. Are there transmission poles or other electrical utility equipment installed, maintained, or buried on the property that do not provide utility service to the structures on the property?

Yes No Don't know *I. Has the property been used as a legal or illegal dumping site?

Yes No Don't know *J. Has the property been used as an illegal drug manufacturing site?

Yes No Don't know *K. Are there any radio towers that cause interference with cellular telephone reception?

8. HOMEOWNERS' ASSOCIATION/COMMON INTERESTS

Yes No Don't know A. Is there a homeowners' association? Name of association and contact information for an officer, director, employee, or other authorized agent, if any, who may provide the association's financial statements, minutes, bylaws, fining policy, and other information that is not publicly available:

Yes No Don't know B. Are there regular periodic assessments:

\$... per Month Year

Other

Yes No Don't know *C. Are there any pending special assessments?

Yes No Don't know *D. Are there any shared "common areas" or any joint maintenance agreements (facilities such as walls, fences, landscaping, pools, tennis courts, walkways, or other areas co-owned in undivided interest with others)?

9. OTHER FACTS

Yes No Don't know *A. Are there any disagreements, disputes, encroachments, or legal actions concerning the property?

Yes No Don't know *B. Does the property have any plants or wildlife that are designated as species of concern, or listed as threatened or endangered by the government?

Yes No Don't know *C. Is the property classified or designated as forestland or open space?

Yes No Don't know D. Do you have a forest management plan? If yes, attach.

Yes No Don't know *E. Have any development-related permit applications been submitted to any government agencies?

If the answer to E is "yes," what is the status or outcome of those applications?

Yes No Don't know F. Is the property located within a city, county, or district or within a department of natural resources fire protection zone that provides fire protection services?

10. FULL DISCLOSURE BY SELLERS

A. Other conditions or defects:

Yes No Don't know

*Are there any other existing material defects affecting the property that a prospective buyer should know about?

B. Verification:

The foregoing answers and attached explanations (if any) are complete and correct to the best of my/our knowledge and I/we have received a copy hereof. I/we authorize all of my/our real estate licensees, if any, to deliver a copy of this disclosure statement to other real estate licensees and all prospective buyers of the property.

DATE SELLER SELLER

NOTICE TO BUYER

INFORMATION REGARDING REGISTERED SEX OFFENDERS MAY BE OBTAINED FROM LOCAL LAW ENFORCEMENT AGENCIES. THIS NOTICE IS INTENDED ONLY TO INFORM YOU OF WHERE TO OBTAIN THIS INFORMATION AND IS NOT AN INDICATION OF THE PRESENCE OF REGISTERED SEX OFFENDERS.

II. BUYER'S ACKNOWLEDGMENT

- A. Buyer hereby acknowledges that: Buyer has a duty to pay diligent attention to any material defects that are known to Buyer or can be known to Buyer by utilizing diligent attention and observation.
- B. The disclosures set forth in this statement and in any amendments to this statement are made only by the Seller and not by any real estate licensee or other party.
- C. Buyer acknowledges that, pursuant to RCW 64.06.050(2), real estate licensees are not liable for inaccurate information provided by Seller, except to the extent that real estate licensees know of such inaccurate information.

- D. This information is for disclosure only and is not intended to be a part of the written agreement between the Buyer and Seller.

- E. Buyer (which term includes all persons signing the "Buyer's acceptance" portion of this disclosure statement below) has received a copy of this Disclosure Statement (including attachments, if any) bearing Seller's signature.

DISCLOSURES CONTAINED IN THIS DISCLOSURE STATEMENT ARE PROVIDED BY SELLER BASED ON SELLER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME SELLER COMPLETES THIS DISCLOSURE STATEMENT. UNLESS BUYER AND SELLER OTHERWISE AGREE IN WRITING, BUYER SHALL HAVE THREE BUSINESS DAYS FROM THE DAY SELLER OR SELLER'S AGENT DELIVERS THIS DISCLOSURE STATEMENT TO RESCIND THE AGREEMENT BY DELIVERING A SEPARATELY SIGNED WRITTEN STATEMENT OF RESCISSION TO SELLER OR SELLER'S AGENT. YOU MAY WAIVE THE RIGHT TO RESCIND PRIOR TO OR AFTER THE TIME YOU ENTER INTO A SALE AGREEMENT.

BUYER HEREBY ACKNOWLEDGES RECEIPT OF A COPY OF THIS DISCLOSURE STATEMENT AND ACKNOWLEDGES THAT THE DISCLOSURES MADE HEREIN ARE THOSE OF THE SELLER ONLY, AND NOT OF ANY REAL ESTATE LICENSEE OR OTHER PARTY.

DATE

BUYER

BUYER

(2) The seller disclosure statement shall be for disclosure only, and shall not be considered part of any written agreement between the buyer and seller of residential property. The seller disclosure statement shall be only a disclosure made by the seller, and not any real estate licensee involved in the transaction, and shall not be construed as a warranty of any kind by the seller or any real estate licensee involved in the transaction.

EXHIBIT "A"

PARCEL I

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTER LINE OF COUNTY ROAD NO. 16 WHERE IT IS INTERSECTED BY THE EAST LINE OF SAID SECTION 8;
THENCE SOUTH, ALONG THE SECTION LINE, 278 FEET TO AN IRON PIPE;
THENCE WESTERLY, PARALLEL WITH THE CENTER LINE OF COUNTY ROAD NO. 16, A DISTANCE OF 170 FEET TO AN IRON PIPE;
THENCE NORTH 278 FEET TO THE CENTER LINE OF SAID COUNTY ROAD NO. 16;
THENCE SOUTHEASTERLY, ALONG SAID CENTER LINE, 170 FEET TO THE POINT OF BEGINNING.
EXCEPT THE NORTHERLY 30 FEET THEREOF LYING WITHIN COUNTY ROAD NO. 16.

PARCEL II

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER;
THENCE NORTH 00°18'51" WEST, ALONG THE EAST LINE OF SAID SECTION, 323.55 FEET;
THENCE NORTH 74°29'41" WEST, 220.00 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 74°29'41" EAST, 50.00 FEET;
THENCE NORTH 00°18'51" WEST, 278.00 FEET TO THE CENTER LINE OF COUNTY ROAD NO. 16;
THENCE NORTH 74°29'41" WEST, ALONG SAID CENTER LINE, 50.00 FEET TO A POINT WHICH BEARS NORTH 00°18'51" WEST, 278.00 FEET FROM THE POINT OF BEGINNING;
THENCE SOUTH 00°18'51" EAST, 278.00 FEET TO THE POINT OF BEGINNING.
EXCEPT THE NORTHERLY 30 FEET LYING WITHIN COUNTY ROAD NO. 16.