

### Greenland Hills Subdivision Restriction Indenture

Hubert Eskew and Lois Eskew, his wife, are the owners of the following described real estate, located in Howell County, State of Missouri, and described to-wit:

A part of the  $W\frac{1}{2}$  of the  $SE\frac{1}{4}$  of Section 7, Township 23 North, Range 8 West, more particularly described as follows: BEGINNING at the Northwest corner of said  $W\frac{1}{2}$  of  $SE\frac{1}{4}$ , thence along the north line of said  $W\frac{1}{2}$  of  $SE\frac{1}{4}$ , South  $89^{\circ}39'00''$  East, 221.00 feet; thence South  $18^{\circ}42'38''$  West, 42.14 feet; thence North  $89^{\circ}39'00''$  West, 178.00 feet; thence South  $00^{\circ}44'40''$  West, 1044.08 feet; thence South  $89^{\circ}32'44''$  East, 208.04 feet; thence North  $00^{\circ}44'40''$  East, 262.89 feet; thence South  $89^{\circ}39'00''$  East, 281.22 feet; thence along the arc of a curve to the right 196.33 feet, said curve having a radius of 250.00 feet and a chord bearing North  $21^{\circ}45'18''$  West; thence North  $00^{\circ}44'40''$  East, 641.01 feet; thence South  $89^{\circ}39'00''$  East, 30.00 feet; thence South  $00^{\circ}44'40''$  West, 641.21 feet; thence along the arc of a curve to the left 230.37 feet, said curve having a radius of 220.00 feet and a chord bearing South  $29^{\circ}15'20''$  East; thence along the arc of a curve to the right 100.38 feet, said curve having a radius of 363.73 feet and a chord bearing South  $51^{\circ}20'51''$  East; thence North  $89^{\circ}32'44''$  East, 672.98 feet; thence South  $00^{\circ}18'09''$  West, 1152.63 feet; thence South  $89^{\circ}32'44''$  West, 1346.05; thence North  $00^{\circ}44'40''$  East, 2,056.65 feet to the point of beginning containing 37.04 acres more or less as shown by survey no. 02030D by Burgess Land Surveying, L.L.C.

All easements recorded with the Greenland Hills Subdivision Plat, whether for ingress or egress, utility, or otherwise, shall operate as an expressed grant of easement rights to the benefit of subdivision owners. However, streets located in Greenland Hills Subdivision are private streets and are not dedicated to the public. All lot owners shall have a perpetual easement for ingress and egress over and across such streets.

being the property shown on the plat of Greenland Hills Subdivision as recorded in the Office of the Recorder of Deeds. The plat of Greenland Hills Subdivision has been filed with the Howell County Recorder of Deeds on the 17<sup>th</sup> day of June, 2003. All references to lots and roads hereinafter are to the lots and roads as shown on this plat.

It is our intention that all of the subdivision shall be subject to the restrictions that are set out in this indenture, except where specific exceptions are indicated. All lots when sold shall be sold subject to the restrictions, which shall run with the land and shall be binding on every owner of lots in the subdivision in the same manner as if the restrictions were set out in full in each contract and conveyance of or concerning any lot or any part of any lot. The restrictions are as follows:

### Clause A

1. Easements for utilities and drainage subject to the above tract shall be granted by BUYERS to SELLER, its successors or assigns, as reasonably required and which do not adversely affect the quality or value of the property, whether real or unimproved. No existing drainage courses across the above tract shall be altered by BUYERS in such a manner as to be detrimental to SELLER, its successors or assigns. Said easement may be used for the purpose of constructing, operating, and maintaining wires, pipes, conduits, or other transmission systems and appurtenances for electric, telephone, telegraph, water, sewage, storm water, natural gas, video, or cable television, and all other services in the nature of public utility, either under ground or above ground.

### Clause B

1. The following restrictions shall apply to all lots:

- A. **OIL AND MINING OPERATIONS.** No oil drilling, oil development operations, oil refining, quarrying, or mining operations of any kind shall be permitted on or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations, or shafts be permitted on or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained, or permitted on any lot.
- B. **WATER.** SELLER agrees to make a rural water line accessible to BUYER's property in which BUYER agrees to incur those expenses necessary for hookup to the rural water line. Because rural water is available to BUYER, BUYER expressly agrees that he shall not drill a water well on his property for any purpose.
- C. **ROAD MAINTENANCE.** All lot owners shall be responsible for an annual contribution to the road maintenance fund. Said funds shall be controlled and maintained by Herbert Eskew for the purpose of maintenance and repair of the roadways enjoyed by the common lot owners of the subdivision. The annual contribution of \$300.00 to the fund shall be made no later than the 5<sup>th</sup> of January of each year. Said fee may be raised in the future if approved by the majority of the lot owners. If a majority of lot owners determine that they wish to chip and seal or blacktop the existing common roads within the subdivision, then said cost to upgrade the road shall be apportioned equally between the total number of lot owners within the subdivision. Upon a majority vote of the lot owners, the private common roads within the subdivision may be dedicated to the county as a county road provided that the county approves of the same.
- D. **UNLICENSED VEHICLES.** The habitual parking of any unlicensed

automobiles or other motor vehicles capable of carrying passengers, whether housed or not, shall not be allowed on any tract.

- E. **SEWAGE AND WASTEWATER DISPOSAL.** All residential buildings shall have a wastewater treatment system in the form of a underground leachate septic system which conforms to county, Missouri State Health Department, and federal regulations and shall be installed by Jim Blackwell with B&B Riley Septic Tanks.
- F. **NO NUISANCE ALLOWED.** No lot or any building on it shall be maintained, operated, or neglected in such a manner as to constitute or create a nuisance.
- G. **GARBAGE AND REFUSE DISPOSAL.** No lot shall be used as dumping ground for rubbish. Trash, garbage, or other liquid or solid waste materials shall be kept in sanitary containers. BUYER shall make arrangements for trash to be hauled away on a weekly basis in which trash shall not be visible to other property owners except for on those days that trash is to be hauled away.
- H. **FENCES.** All fences shall be well designed and attractive in appearance. All fences must be either rail or split rail construction and shall not interfere with proper sight distances and street intersections.
- I. **LOTS SHALL NOT BE SUBDIVIDED.** No lot shown on the recorded plat of Greenland Hills Subdivision shall be hereinafter subdivided, except where all portions shall be used to enlarge other lots.
- J. **PROPERTY NOT TO BE USED FOR BUSINESS PURPOSE.** There shall be no trade, commercial activity, or professional practice carried on upon the above described tract.
- K. **SETBACK LINES.** No building on a lot shall be situated nearer than 30 feet to the edge of any road or nearer than 10 feet to any other lot with the exception of a fence in conformity with subparagraph G of this section.
- L. **BUILDINGS.** No building shall be erected or maintained on any lot other than a detached private one family residence. Only one residential unit may be constructed or maintained on any one lot with the exception of a barn as referenced in subsection N of Clause B.
- M. **NO TEMPORARY STRUCTURE OR TRAILER.** No structure of temporary character shall be used as a residence, and no trailer, mobile home, motor home, van, other vehicle, basement, tent, shack, garage, or other out-building shall be used as a residence temporarily or permanently.

- N. **BILLBOARDS AND SIGNS.** No billboard, signboard, or advertising sign shall be permitted other than "For Rent" or "For Sale" signs. Such permitted signs shall be limited to a single sign for each premise and shall not exceed four square feet in area except that developers may display larger signs at the entrance to the subdivision upon approval of Hubert Eskew.
- O. **ANIMALS AND LIVESTOCK.** No animal or livestock shall be raised, bred, or kept on any lot except household pets not kept for commercial purposes. Any domestic animal such as a dog shall be kept chained or behind a fence. No wild or dangerous animal shall be considered a household pet. But horses may be kept and maintained for the private use of their owners, provided that they are maintained in such a manner as not to create a public nuisance. Not more than two horses shall be kept on any one lot. If BUYER owns more than one lot, BUYER may house all of the horses in a barn sited on a specific lot. BUYER may erect a barn to keep both horses so long as the barn is architecturally consistent with the residential house facade.
- P. **NO MOBILE HOMES.** No mobile home, motor home, or van shall be kept or maintained as a permanent structure on any lot in this subdivision.

2. **BUILDING SPECIFICATIONS.** All buildings within the development shall conform to the following principles and requirements unless specifically exempted elsewhere within these restrictions.

- A. Foundations shall be constructed of concrete, concrete blocks, or brick or some other material of equal or greater quality as certified by an architect licensed in the State of Missouri and approved by Hubert Eskew. No pier type foundations shall be permitted.
- B. All framing construction must be on 16-inch centers or less.
- C. All interior walls must be constructed or composed of either sheetrock or plaster of one-half inch or greater thickness, wood or masonite paneling of one-fourth inch or greater thickness, or other materials of equal or superior quality as certified by an architect licensed in the State of Missouri and approved by Hubert Eskew.
- D. All framing material must be of two-by-four stock or greater.
- E. No pitched roofs shall be constructed of ferrous metal or rolled roofing.
- F. The exterior finish of all buildings shall be limited to the following

materials:

1. Brick, brick veneer, Roman tile;
  2. Natural stone, lava stone, or stone veneer;
  3. Board and batten siding of hard wood or cypress of one inch in thickness or greater; and
  4. Any material of equal or superior quality as certified by an architect licensed in the State of Missouri and approved by Hubert Eskew.
- G. Each single family residence, exclusive of normal accessory structures such as a barn or garage, constructed upon the above tract, shall be limited as follows:
1. Maximum of two stories above highest adjacent natural grade;
  2. Minimum of 1,400 square feet of living space (gross) on ground floor for split level, and 1,600 square feet for single level dwelling; and
  3. Maximum site area coverage ratio of one square foot of building to eight square feet of lot.
- H. Any construction commenced upon the above described property in compliance with these covenants shall be carried to completion within a reasonable period of time not to exceed one year.
- I. All plumbing used in connection with construction upon the above tract shall meet the requirements of county, state, or federal law, whichever is more restrictive. All electrical wiring used in construction upon the above described tract shall meet the requirements and standards set by the company furnishing power to said tract or the standards and requirements set forth by federal law, whichever is more restrictive.

**Clause C**

1. **DURATION.** A copy of these covenants shall be filed in the Office of the Recorder of Deeds of Howell County, Missouri. A copy of these covenants shall also be referenced in the legal description of each lot which is a part of the Greenland Hills Subdivision. These covenants shall be binding on the parties to them, the future owners of the described property, and all persons or corporations claiming under the parties, for a period of ten years from the date these covenants are recorded, after which time the covenants shall continue unless

an instrument signed by a majority of the then owners of the lots has been recorded agreeing to change these covenants in whole or in part. It is expressly understood that adjacent landowners Hubert, Bill and Rick Eskew may elect to join some or part of their real property with the subdivision. In the event that those adjacent landowners numerated above decide to join the subdivision, the approval or consent of a majority of the then owners shall not be required.

2. All these covenants and agreements are expressly declared to be independent. No laches, waiver, estoppel condemnation, or failure of title as to any part or parcel of the track known as Greenland Hills Subdivision shall be of any effect to modify, invalidate, or annul any grant covenants or agreements herein, with respect to the remainder of the Subdivision, saving always the right of amendment, modification, or repeal as expressly provided above.

IN WITNESS WHEREOF, we the undersigned, have executed this Indenture of Restriction this 16<sup>th</sup> day of June, 2003.

(Bud)  
Hubert W. Eskew  
Hubert Eskew

Lois Eskew  
Lois Eskew





## Seller's Disclosure Statement for Residential Property

*This document has legal consequences. If you do not understand it, consult your attorney.*

**NOTICE TO BOTH PARTIES: ONLY A SALE CONTRACT, AND NOT THIS DISCLOSURE STATEMENT, WILL CONTROL AS TO WHAT IS INCLUDED IN A SALE. IF YOU EXPECT ANY ITEM OF PERSONAL PROPERTY TO BE INCLUDED AS PART OF A SALE, THEY MUST BE SPECIFIED AS INCLUDED IN THE SALE CONTRACT.**

*This Disclosure Statement may assist Buyer in evaluating the Property, but it is not a warranty of any kind by Seller or any real estate licensee, and is not a substitute for any inspection or warranty Buyer may wish to obtain. The following statements are made by Seller, and NOT by any real estate licensee. Real estate licensees involved in this transaction do not have a duty to independently inspect the Property for adverse material facts, or guarantee or independently verify the accuracy or completeness of any information provided herein or in any statement made by any independent inspector.*

This Disclosure Statement is made by the undersigned Seller concerning the following property (the "Property"):

10392 Private Rd. 8827

**Street Address**

West Plains

**City**

MO

**State**

65775

**Zip Code**

Howell

**County**

**SELLER:** Please fully complete this Disclosure Statement, including known history and problems. If a topic or condition is unknown or not applicable to your Property, then mark "N/A" or "Unknown". Complete and truthful disclosure of the history and condition of the Property gives you the best protection against potential charges that you violated a legal disclosure obligation to Buyer. Your answers (or the answers you fail to provide, either way), may have legal consequences, even after closing of a transaction. This form should help you meet your disclosure obligations.

### ACQUISITION/OCCUPANCY

- (a) Approximate year built: \_\_\_\_\_  
 (b) Date acquired: August 2014  
 (c) Is the Property vacant?  Yes  No  
 (d) Does Seller occupy the Property?  Yes  No  
 (e) Has Seller ever occupied the Property?  Yes  No

Please explain if the Property is vacant or not occupied by Seller on a full-time basis (e.g., Since when? Ever occupied by tenants? If so, for how long?): \_\_\_\_\_

### STATUTORY DISCLOSURES

**Note: The following information is required by federal or state law to be disclosed to prospective buyers. Local laws and ordinances may require additional disclosures.**

- METHAMPHETAMINE.** Are you aware if the Property is or was used as a site for methamphetamine production or the place of residence of a person convicted of a crime involving methamphetamine or a derivative controlled substance related thereto?  Yes  No  
 If "Yes," §442.606 RSMo requires you to disclose such facts in writing. DSC-5000 ("Disclosure of Information Regarding Methamphetamine/Controlled Substances") may be used for this purpose.
- LEAD-BASED PAINT.** Does the Property include one or more residential dwellings built prior to 1978?  Yes  No  
 If "Yes," a completed Lead-Based Paint Disclosure form must be signed by Seller and any involved real estate licensee(s) and given to any potential buyer. DSC-2000 ("Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards") may be used to help you satisfy any disclosure obligations.
- WASTE DISPOSAL SITE OR DEMOLITION LANDFILL** (permitted or unpermitted)  
 Are you aware of a solid waste disposal site or demolition landfill on the Property?  Yes  No  
 If "Yes," Buyer may be assuming liability to the State for any remedial action at the site, and §260.213 RSMo requires Seller to disclose the location of the site (specify location below - attach additional pages if needed):  
 \_\_\_\_\_  
 \_\_\_\_\_

Reference (e.g., Seller & Property)

Hicks

A Seller who has knowledge of an adverse material fact (e.g., a fact related to the Property, not reasonably ascertainable or known to a party, which negatively affects its value), may have a duty to disclose such knowledge. Adverse material facts may include (but are not necessarily limited to) matters such as environmental hazards, physical condition, and material defects in a Property or title thereto. To help avoid potential liability and assist in satisfying any disclosure obligations, Seller is strongly encouraged to fully complete this Disclosure Statement. This form may not cover all aspects of the Property. If you know of any other adverse material fact(s), you should disclose them (attach additional pages if needed).

☐ Seller elects to make no additional disclosures (check only if applicable). If checked, the remaining pages are intentionally left blank. Seller, please provide explanation (if any) and proceed to sign signature page:

1. HEATING, VENTILATION AND COOLING ("HVAC")

- (a) Air Conditioning System: [x] Central electric [x] Central gas [ ] Window/Wall (# of units: \_\_\_\_\_) [ ] Solar [ ] Other: \_\_\_\_\_ Approx. age: \_\_\_\_\_
(b) Heating System: [x] Electric [ ] Natural Gas [x] Propane [ ] Fuel Oil [ ] Solar [ ] Other: \_\_\_\_\_
(c) Type of heating equipment: [ ] Forced air [x] Heat pump [ ] Hot water radiators [ ] Steam radiators [ ] Radiant [ ] Baseboard [ ] Geothermal [ ] Solar [ ] Other: \_\_\_\_\_ Approx. age: \_\_\_\_\_
(d) Area(s) of house not served by central heating/cooling: \_\_\_\_\_
(e) Fireplace: [ ] Wood burning [ ] Gas [ ] Other: \_\_\_\_\_
(f) Safety Alerts: [x] Fire/ Smoke Alarms [x] CO Detectors [ ] Other: \_\_\_\_\_
(g) Additional: [ ] Humidifier (if attached) [ ] Attic fan [x] Ceiling fan(s) # 4
(h) Insulation: [x] Known [ ] Unknown (Describe type if known, include R-Factor): \_\_\_\_\_
(i) Are you aware of any problem or repair needed or made for any item above? [ ] Yes [x] No

Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

2. ELECTRICAL SYSTEMS

- (a) Electrical System: [x] 110V [ ] 220V AMPS: \_\_\_\_\_
(b) Type of service panel: [ ] Fuses [x] Circuit Breakers
(c) Type of wiring: [x] Copper [ ] Aluminum [ ] Knob and Tube [ ] Unknown
(d) Is there a Surveillance System? [ ] Yes [x] No If "Yes", what type? [ ] Audio [ ] Video [ ] Security Alarm
(e) Is there a Garage Door Opener System? [x] Yes [ ] No If "Yes", # of remotes? \_\_\_\_\_
(f) Is there a Central Vacuum System? [ ] Yes [x] No
(g) TV/Cable/Phone Wiring: [x] Satellite [x] Cable [ ] TV Antenna (if attached) [x] Phone [ ] N/A
(h) Type of Internet Available: [ ] Fiber Optic [ ] Cable [x] DSL [ ] Satellite [ ] Dial-up [ ] Unknown [ ] Other: \_\_\_\_\_
(i) Is there an electronic Pet Fence? [ ] Yes [x] No If "Yes", # of collars? \_\_\_\_\_
(j) Are you aware of any inoperable light fixtures? [ ] Yes [x] No
(k) Are you aware of any problem or repair needed or made for any item above? [ ] Yes [x] No

Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

3. PLUMBING & APPLIANCES

- (a) Plumbing System: [ ] Copper [ ] Galvanized [x] PVC [ ] Other: \_\_\_\_\_
(b) Water Heater: [ ] Gas [x] Electric [ ] Other: \_\_\_\_\_ Approx. Age: \_\_\_\_\_
(c) Appliances (check if present): [x] Dishwasher [x] Garbage Disposal [ ] Trash Compactor [x] Microwave(s) (built-in) [x] Oven/Range [ ] Gas BBQ Grill (built-in) [ ] Other: \_\_\_\_\_
(d) Jetted Bath Tub(s) [ ] Yes [x] No; Sauna/Steam Room [ ] Yes [x] No
(e) Swimming pool/Hot Tub: [ ] Yes [x] No If "Yes", please attach DSC-8000D ("Pool/Hot Tub Disclosure Rider")
(f) Lawn Sprinkler System: [ ] Yes [x] No If "Yes", date of last backflow device certificate (if required): \_\_\_\_\_
(g) Are you aware of any problem or repair needed or made for any item above? [ ] Yes [x] No

Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

**4. WATER SOURCE/TREATMENT**

- (a) Water Systems/Source:  Public (e.g., City/Water District)  Well (e.g., private, shared or community)  
If "Well" is marked, attach DSC-8000A ("Water Well/Sewage System Disclosure Rider")
- (b) Do you have a softener, filter or other purification system?  Yes  No If "Yes":  Owned or  Leased
- (c) Are you aware of any problem relating to the quality or source of water?  Yes  No
- (d) **Are you aware of any problem or repair needed or made for any item above?**  Yes  No

Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

**5. SEWAGE**

- (a) Type of sewage system to which the Property is connected?  Public (e.g., City/Sewer District)  Septic or Lagoon  
(e.g., private, shared or community)  Other: \_\_\_\_\_  
If there is a non-public sewage system, attach DSC-8000A ("Water Well/Sewage System Disclosure Rider")
- (b) Is there a sewage lift system?  Yes  No
- (c) **Are you aware of any problem or repair needed or made for any item above?**  Yes  No

Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

**6. ROOF, GUTTERS, DOWNSPOUTS**

- (a) Approximate age of the roof? \_\_\_\_\_ years. Documented?  Yes  No
- (b) Has the roof ever leaked during your ownership?  Yes  No
- (c) Has the roof or any portion of it been repaired, recovered or replaced during your ownership?  Yes  No
- (d) **Are you aware of any problem or repair needed or made for any item above?**  Yes  No

Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

**7. EXTERIOR FINISH**

- (a) Is an Exterior Insulation and Finish System ("EIFS") present on the Property?  Yes  No  Unknown.  
If "Yes", identify date installed, brand name and installer: \_\_\_\_\_
- (b) Are you aware of any claims made against the manufacturer for defects in any siding/interior finish?  Yes  No  
If "Yes", was any money received for the claim?  Yes  No
- (c) **Are you aware of any problem or repair needed or made for any item above?**  Yes  No

Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

**8. ADDITIONS & ALTERATIONS**

- (a) Have you hired a contractor for any work in the past 180 days?  Yes  No If "Yes", did you receive a lien waiver from the contractor completing the work?  Yes  No If "Yes," please attach a copy.
- (b) Are you aware of any room addition, structural modification, alteration or repair?  Yes  No
- (c) Are you aware if any of the above were made without necessary permit(s)?  Yes  No
- (d) **Are you aware of any problem or repair needed or made for any item above?**  Yes  No

Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

**9. SOIL, STRUCTURAL AND DRAINAGE**

- (a) Are you aware of any problem with the footings, foundation, sub-floor, interior or exterior walls, roof structure, decks/porches or any other load bearing or structural component?  Yes  No
- (b) Are you aware of any repair or replacement made to any item listed in (a) above?  Yes  No
- (c) Are you aware of any fill, expansive soil or sinkhole on the Property?  Yes  No
- (d) Are you aware of any soil, earth movement, flood, drainage or grading problem?  Yes  No
- (e) Do you have a sump pump or other drainage system?  Yes  No
- (f) Are you aware of any dampness, water leakage or accumulation in the basement or crawl space?  Yes  No
- (g) Are you aware of any repair or other attempt to control any water or dampness condition?  Yes  No
- (h) Are you aware of any past, present or proposed mining or excavation activity that affects the Property?  Yes  No
- (i) Is any portion of the Property located within a flood hazard area?  Yes  No  Unknown
- (j) Do you pay for any flood insurance?  Yes  No If "Yes", what is the premium? \_\_\_\_\_
- (k) Do you have a Letter of Map Amendment ("LOMA")?  Yes  No If "Yes", please provide a copy.

Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

10. TERMITES/WOOD DESTROYING INSECTS OR PESTS

- (a) Are you aware of any termites/wood destroying insects or pests affecting the Property?
(b) Are you aware of any uncorrected damage to the Property caused by any of the above?
(c) Is the Property under a service contract by a pest control company?
(d) Is the Property under a warranty by a pest control company?
If "Yes," is it transferable?

(e) Are you aware of any termite/pest control report for or treatment of the Property? Please explain any "Yes" answer in this section. Include any available repair history, date(s) performed, type of tests or treatment and results, and name of person/company who did the testing or treatment (attach additional pages if needed):

11. HAZARDOUS SUBSTANCES/OTHER ENVIRONMENTAL CONCERNS

- (a) Asbestos Containing Materials ("ACM")
(1) Are you aware of the presence of any ACM (e.g., shingles, siding, insulation, ceiling, floors, pipes)?
(2) Are you aware of any ACM that has been encapsulated or removed?
(3) Are you aware if the Property has been tested for the presence of asbestos?
(b) Mold
(1) Are you aware of the presence of any mold on the Property?
(2) Are you aware if any mold on the Property has been covered or removed?
(3) Are you aware if the Property has been tested for the presence of mold?
(4) Are you aware if the Property has been treated for the presence of mold?

(c) Radon

- (1) Are you aware if the Property has been tested for radon gas?
(2) Are you aware if the Property has been mitigated for radon gas?

(d) Lead

- (1) Are you aware of the presence of any lead hazards (e.g., water supply lines) on the Property?
(2) Are you aware of the presence of any lead in the soils?
(3) Are you aware if lead has ever been covered or removed?
(4) Are you aware if the Property has previously been tested for the presence of lead?

(e) Other Environmental Concerns

Are you aware of any other environmental concern that may affect the Property, such as fuel, septic, storage or other under/above ground tanks and cisterns, polychlorinated biphenyls (PCB's), electro-magnetic fields, discoloration of soil or vegetation, oil sheens in wet areas, uses other than residential (e.g., commercial, farming), etc.?

Please explain any "Yes" answer in this section. Include any available repair history, date(s) performed, type of tests or treatment and results, and name of person/company who did the testing or mitigation (attach additional pages if needed):

12. INSURANCE

- (a) Are you aware of any claim that has been filed for damage to the Property during your ownership?
(b) Are you aware of anything that would adversely impact the insurability of the Property?
Please explain any "Yes" answer in this section, and include the date and description of any claim and all repairs and replacements completed (attach additional pages if needed):

13. ROADS, STREETS & ALLEYS

- (a) The roads, streets and/or alleys serving the Property are public or private
(b) Are you aware if there is a recorded or unrecorded road/street/alley maintenance agreement?
(c) Are you aware of any recorded or unrecorded right of way, easement or similar matter?
Please explain any "Yes" answer in this section (attach additional pages if needed):

Reference (e.g., Seller & Property)

Hicks

14. SUBDIVISION/HOME OWNERS ASSOCIATION

- (a) Subdivision Name (Insert "N/A" if not applicable): GreenLand Estates
(b) Is there a home owners association ("HOA")? [ ] Yes [x] No
(c) Are you aware of any written subdivision or HOA restrictions, rules, or regulations? [x] Yes [ ] No
(d) Are you aware of any violation or alleged violation of the above by you or others? [ ] Yes [x] No
(e) General Assessment/Dues: \$ 139 per [ ] month [ ] quarter [ ] half-year [ ] year
(f) Amenities include (check all that apply): [x] street maintenance [ ] clubhouse [ ] pool [ ] tennis court
(g) Are you aware of any existing or proposed special assessments? [ ] Yes [x] No
(h) Are you aware of any condition or claim which may cause an increase in assessments or fees? [ ] Yes [x] No

15. CONDOMINIUM, CO-OP OR SHARED COST DEVELOPMENT

If you live in a condominium, co-op or other shared cost development, attach DSC-8000C ("Condominium/Co-Op/Shared Cost Development Rider").

16. LAKES & PONDS/WATERFRONT PROPERTY (Including boat docks, slips and lifts)

If the Property includes or is located on a lake, pond, river or other waterfront, or if a boat dock, slip, lift or similar feature (or access thereto) is part of or available to the Property, attach DSC-8000B ("Lakes & Ponds/Waterfront Property Disclosure Rider").

17. MISCELLANEOUS

- (a) Is the Property located in an area requiring an occupancy (code compliance) inspection? [ ] Yes [x] No [ ] Unknown
(b) Is the Property designated as a historical home or located in a historic district? [ ] Yes [x] No [ ] Unknown
(c) Do you have a survey that includes existing improvements of any kind regarding the Property? [ ] Yes [x] No
(d) Have you allowed any pets in the home at the Property? [ ] Yes [x] No
(e) Are you aware of any broken or inoperable door, window, thermal seal, lock or other item? [ ] Yes [x] No
(f) Are you aware if carpet has been laid over a damaged wood floor? [ ] Yes [x] No
(g) Are you aware of any:
Shared/common feature with any adjoining property(ies) (e.g., fence, retaining wall, driveway)? [ ] Yes [x] No
Encroachment? [x] Yes [ ] No
Existing or threatened legal action affecting the Property? [ ] Yes [x] No
Violation of local, state or federal laws/codes/regulations, including zoning, relating to the Property? [ ] Yes [x] No
Consent required of anyone other than the signer(s) of this form to convey title to the Property? [ ] Yes [x] No

- (h) Current Utility Service Providers:
Electric Company: Howell - Oregon
Water Service: County Water
Cable/Satellite/Internet Service: Dish
Sewer:
Telephone: Century Link
Gas: Brotherton Propane
Garbage: Trashwagon
Fire District:
Fire Dues Paid with Taxes? [ ] Yes [x] No [ ] Unknown

19. ATTACHMENTS: The following are attached and made part of this Disclosure Statement (check all that apply):

- [ ] Water Well/Sewage System (DSC-8000A) [ ] Condo/Co-Op/Shared Cost Development (DSC-8000C)
[ ] Lakes & Ponds/Waterfront Property (DSC-8000B) [ ] Pool/Hot Tub (DSC-8000D)
[ ] Other (e.g., reference any other statements or other documents attached):

Additional Comments/Explanation (attach additional pages if needed):

