



Team Idaho

Seller's Land Condition Report

Property Address or Legal Description 5505, 5513, 5519, 5525, 5529
Hwy 95 N, Potlatch

PURPOSE OF STATEMENT: This is a statement of the conditions and information concerning the property known by the seller. Unless otherwise advised, the seller does not possess any expertise in construction, architectural, engineering or any other specific areas related to the construction or condition of the improvements on the property. Other than having lived at or owning the property, the seller possesses no greater knowledge than that which could be obtained upon a careful inspection of the property by the potential buyer. Unless otherwise advised, the seller has conducted any inspection of generally inaccessible areas such as the foundation or roof. It is not a warranty of any kind by the seller or by any agent representing any seller in this transaction. It is not a substitute for any inspection. Purchaser is encouraged to obtain his/her own professional inspections.

I. GENERAL INFORMATION

- Seller's name: Odd Chester Industries, LLC
- Owner of Record's name (if different) Jonathan + Deann Billing
- Do you have the authority to sell the property? yes
If not, please explain. _____
- Does the property, if not within city limits, receive any city services, thus making it legally subject to annexation by the city? ___ Yes No ___ Don't Know ___ The property is already within city limits.
- Is the property within a subdivision approved by Latah County? ___ Yes No ___ Don't Know
- Is the property within the Area of Impact approved by Latah County? ___ Yes No ___ Don't Know
- If any refundable deposits or prepaid rents are being held, by whom and how much? Explain:
held by owners
5513, 5519 are leased; deposits may be paid for
RV/Boat rents

II. PROPERTY BOUNDARIES

1. Has the property been surveyed? Yes If yes, by whom and when? Rim Rock
Was the survey recorded? 2015
2. Describe the location of the corner pins (if known) per the survey
3. Are there any disputes over the property boundaries? No
If yes, please explain. _____
4. Has the property ever had drainage, flooding or grading problems? ___ Yes No ___ Don't Know
If yes, please explain. _____
5. Are you aware of any of the following recorded against the property?
___ Judgment Liens ___ Tax Liens ___ Other Liens Explain: None

III. ZONING

1. Zoning classification (if known) Ag | Forest (back parcels) + Commercial (front parcels)
2. Are you aware of any zoning problems/violations? CUP for residential use in commercial zoning
If yes, please explain. _____
3. Do you have any variance or or special permits? _____
If yes, please explain. _____
4. Does the property have a recorded easement or access to a county or private road? No
5. Are there any easements across the property that others use? No; general sewer replacement easement for owned properties in the bare acreage
If yes please, explain. _____
6. Is the property subject to Covenants, Conditions & Restrictions or Deed Restrictions? No
If yes, explain _____

IV. WATER SYSTEMS

1. Does the property have any springs? No
If yes, where and in what condition? _____
2. Does the property have old wells? No
3. Does the property have water rights? Yes Are they recorded? Yes
domestic use of the well

4. Drinking water source: Public? _____ Private? Yes
If public, name of governing body _____
If private:

- A) Well's location In the bare acreage on site
- B) Flow rate (gals/min) 15+ Date last tested 2008 Report attached? No
- C) Has the water quality been tested? Yes If so, when? last five years
- D) Results of the Test clean
- E) Age of pump 2008 Any problems with well, pump or water system? No
If yes, please explain _____
- F) Was well drilled? Yes By Whom? Unknown When? Unknown

V. FLOOD ZONE

- 1. Is your property in a designated flood area? Yes No Don't Know
Bare land portion of the acreage
- 2. Is any of the property in wetlands? Yes No Don't Know
If yes, where? _____

VI. SEPTIC SYSTEM

- 1. Type of sewage system (sewer, septic, cesspool, etc.) 1 standard septic, 2 engineered
Public _____, if public, name of governing body _____
Private Yes If Private, when was the system installed? 2008 (3 systems) *1 unknown*
Who installed the System? Ownbey (Potlatch) *unknown on 4th*
Was system installed per code? yes
If yes, who inspected installation? North Central Health District
Name of Service Company? Palouse Valley Septic
Date last pumped? 2023 Frequency? as needed
- 2. Are there any problems with the septic system? tree roots need to be
If yes, please explain cleared every 2 or 3 years

VII. HAZARDOUS CONDITIONS

- 1. Do you know of any existing hazardous conditions on the property, such as methane gas, lead-based paint, radon gas in buildings or well, old machinery, landfill or dump site, buried fuel tanks, mineshaft or open well, toxic materials, etc?
No

Explain _____
Land Usage _____
Have you ever tested for anything listed above? No
Results of the testing? _____

- 2. How is the property currently being used? (approximate acreage for each use)
rental properties - 2 long term leases, 1 AirBnb, 1 land lease, RV/Boat Storage Facility

3. How many acres are in CRP? 0
 Other government programs? 0
 What are the annual payments? 0
 When did it enter CRP under this contract? 0

4. What crops are in the ground? None
 Who farms the property? _____
 What are the yields? _____

5. Number of acres currently being leased? Lot 3 Are they in writing? No
 Expiration Dates? month to month

6. How many acres are in timber? None
 Who owns the timber rights? _____
 Has the timber been cruised? _____ If so, by whom _____
 When was it cruised? _____
 What were the results of the cruise? _____
 When was the timber last logged? _____
 Who logged the timber? _____

Additional comments and/or explanations (use additional pages if necessary)

Mixed use property

The Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by the Seller. The seller is familiar with the real property and each act performed in making a disclosure of an item of information is made and performed in good faith.

Seller and Purchaser understand that United Country Real Estate - Team Idaho Real Estate in no way warrants or guarantees the above information on the property.

Wendy Ellis
 Seller
[Signature]
 Seller

2/2/2026
 Date
2/2/20
 Date [Signature]

Purchaser hereby acknowledges receipt of a copy of this disclosure report and does hereby _____ WAIVE or _____ NOT WAIVE the right to rescind said purchase agreement within three (3) business days from date of receipt of report.

 Purchaser

 Date

 Purchaser

 Date

TO BE COMPLETED AT CLOSING

Seller states that there have been no changes to the Seller's Property Condition Report since its original completion except the following: _____

Seller

Date

Seller

Date