

RECEIPT FOR DISCLOSURE STATEMENT

FOR

RED TAIL CANYON CONDOMINIUMS  
(AN OREGON CONDOMINIUM)

Oregon law requires that you as a prospective purchaser of a Condominium unit be given a copy of a disclosure statement adopted and issued by the Real Estate Commissioner not later than the date the unit sales agreement is fully executed by all parties.

DO NOT SIGN THIS RECEIPT UNTIL YOU HAVE RECEIVED A COPY OF THE DISCLOSURE STATEMENT.

The undersigned hereby acknowledges receipt of a copy of the Disclosure Statement issued October 3, 2006, consisting of 44 pages, not later than the date the unit sales agreement is fully executed by all parties.

The undersigned understands that the Disclosure Statement is not a recommendation or endorsement of the Condominium, but is for information only.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Purchaser

\_\_\_\_\_  
Purchaser

**THE DECLARANT IS REQUIRED TO RETAIN THIS RECEIPT FOR THREE YEARS**

(PURCHASER'S COPY)

RECEIPT FOR DISCLOSURE STATEMENT

FOR

RED TAIL CANYON CONDOMINIUMS  
(AN OREGON CONDOMINIUM)

Oregon law requires that you as a prospective purchaser of a Condominium unit be given a copy of a disclosure statement adopted and issued by the Real Estate Commissioner not later than the date the unit sales agreement is fully executed by all parties.

**DO NOT SIGN THIS RECEIPT UNTIL YOU HAVE RECEIVED A COPY OF THE DISCLOSURE STATEMENT.**

The undersigned hereby acknowledges receipt of a copy of the Disclosure Statement issued October 3, 2006 consisting of 44 pages, not later than the date the unit sales agreement is fully executed by all parties.

The undersigned understands that the Disclosure Statement is not a recommendation or endorsement of the Condominium, but is for information only.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
Purchaser

\_\_\_\_\_  
Purchaser

**THE DECLARANT IS REQUIRED TO RETAIN THIS RECEIPT FOR THREE YEARS**

(DECLARANT'S COPY)

RECEIPT FOR CONDOMINIUM DOCUMENTS  
FOR  
RED TAIL MANAGEMENT, LLC.

The undersigned purchaser of Condominium Unit No. \_\_\_\_\_ in Red Tail Management, LLC. hereby acknowledges receipt of a copy of the Declaration and Bylaws relating to such condominium and the purchase of the above-described unit.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

\_\_\_\_\_  
Purchaser

\_\_\_\_\_  
Purchaser

THE DECLARANT IS REQUIRED TO RETAIN THIS RECEIPT FOR THREE YEARS.

(Purchaser's Copy)

RECEIPT FOR CONDOMINIUM DOCUMENTS  
FOR  
RED TAIL MANAGEMENT, LLC.

The undersigned purchaser of Condominium Unit No. \_\_\_\_\_ in Red Tail Management, LLC. Hereby acknowledges receipt of a copy of the Declaration and Bylaws relating to such condominium and the purchase of the above-described unit.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2008

\_\_\_\_\_  
Purchaser

\_\_\_\_\_  
Purchaser

THE DECLARANT IS REQUIRED TO RETAIN THIS RECEIPT FOR THREE YEARS

(Declarant's Copy)

**NOTICE OF EXEMPTION FROM DISCLOSURE**

Re: \_\_\_\_\_ SE Aspen Summit Drive, Portland, Oregon

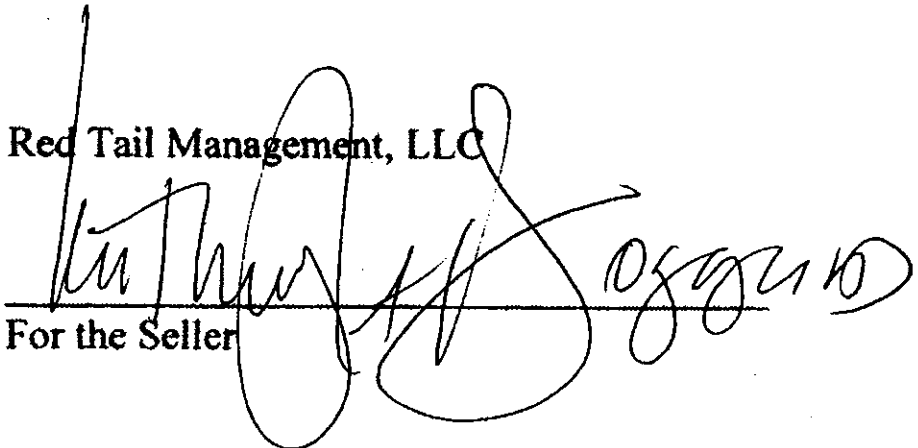
Buyer: \_\_\_\_\_

Date: \_\_\_\_\_, 2007

Red Tail Management, LLC, the seller of the above property ("Seller"), gives notice to the buyer named above that sale by Seller to Buyer of the condominium unit at the above address is not subject to the Oregon Seller's Property Disclosure Statement statute, ORS 105.462 and following, pursuant to ORS 105.465(1)(a)(B), because the Seller is obligated to provide the condominium disclosure statement required under ORS 100.705.

Red Tail Management, LLC

For the Seller



I/we, \_\_\_\_\_, the buyer of the above condominium unit, acknowledge receipt of a copy of the above notice of exemption from disclosure.

\_\_\_\_\_, 2007

\_\_\_\_\_, 2007



Sale Agreement #  
Addendum

### EXTERIOR SIDING / STUCCO / E.I.F.S. DISCLOSURE

1 Buyer(s) \_\_\_\_\_  
2 Seller(s) **Red Tail Management, LLC**  
3 Property Address \_\_\_\_\_

4 In addition to natural wood siding, commercially-made siding products have been used on the exterior of homes and other structures. Commercially-made  
5 siding products (hereinafter referred to as "Siding") have been used in lap (board), panel (sheet), Stucco (including Exterior Insulated Finishing Systems  
6 "E.I.F.S.") and other applications in a variety of textures. Some of these products have been involved in class action lawsuits. Seller and Buyer are advised that  
7 neither the Listing Licensee nor the Selling Licensee can guarantee when, if ever, claims from such lawsuits will be paid. Buyer(s) is/are advised that some  
8 claims that have been paid by companies pursuant to the terms of class action settlements have been less than initially promised or expected by  
9 the recipients.

10 Buyer has the duty to pay diligent attention to any material defects which are known to Buyer or can be known by Buyer by utilizing diligent attention and  
11 observation.

### SELLER'S DISCLOSURE

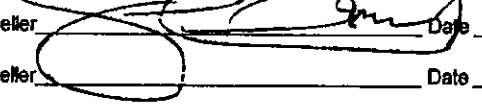
12 Disclosures contained in this form are provided by the Seller on the basis of Seller's actual knowledge of the Property at the time of disclosure.  
13 Seller agrees to notify Buyer of any material corrections or changes to the answers below.

- 15 1. Is all of the siding all-natural wood?  Yes  No  Unknown
- 16 2. Identify manufacturer(s) and product name(s) of Siding on all structures, if known: \_\_\_\_\_
- 17 3. Is the Siding covered by a warranty?  Yes  No  Unknown
- 18 4. Is the Siding involved in a class action lawsuit or court settlement?  Yes  No  Unknown
- 19 5. Are there any defects or problems with the Siding?  Yes  No  Unknown
- 20 6. Have there been any inspections of the Siding?  Yes  No  Unknown
- 21 If yes, attach copies if available.
- 22 7. Have there ever been any claims filed for this Siding by you or by previous owners?  Yes  No  Unknown
  - 23 a) If yes, when was the claim(s) filed? \_\_\_\_\_
  - 24 If yes, attach copies if available.
  - 25 b) Was there money received?  Yes  No  Unknown
  - 26 c) Has any Siding been replaced?  Yes  No  Unknown

27 Commercially-made siding can develop problems in the future which may necessitate repair or replacement and could affect the home's insurability. A  
28 professional siding inspection is recommended.

### EXPLAIN ALL ANSWERS TO QUESTIONS NOS. 3-7 MARKED "YES"

29 \_\_\_\_\_  
30 \_\_\_\_\_

31 Buyer \_\_\_\_\_ Date \_\_\_\_\_ ← Seller  Date \_\_\_\_\_ ←

32 Buyer \_\_\_\_\_ Date \_\_\_\_\_ ← Seller \_\_\_\_\_ Date \_\_\_\_\_ ←

33 Selling Licensee \_\_\_\_\_ Date \_\_\_\_\_ ← Listing Licensee \_\_\_\_\_ Date \_\_\_\_\_ ←

34 Selling Firm \_\_\_\_\_ Listing Firm **Taylor Group Realty**

Principal Broker's Initials \_\_\_\_\_  
Date \_\_\_\_\_



## OREGON SMOKE ALARM NOTICE

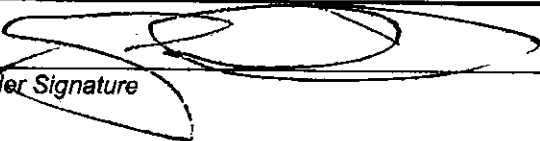
All ionization smoke alarms in Real Property sold after January 1, 2002, must be in compliance with Oregon's Smoke Alarm Law (ORS 479.255)

1. If solely battery-powered, an ionization smoke alarm **must have a 10 year battery.**
2. **The smoke alarm must have a "hush" feature.** This includes hardwired alarms. The feature addresses the problem of people disabling their alarms because of nuisance false alarms. The "hush" feature allows the device to be temporarily silenced for a period of not more than 15 minutes.
3. **The dwelling must have a proper number of approved alarms located as required by the State Fire Marshall.** At a minimum, proper alarms must be adjacent to sleeping area and on each level of the home.
4. **Smoke alarms need to be installed in accordance with the Oregon Building Code and Oregon Administration Rules.**

NOTE: For answers to frequently asked questions regarding smoke alarms, smoke alarm rules and statutes and additional information, please visit the Oregon State Fire Marshall Web Site at [www.sfm.or.us](http://www.sfm.or.us).

Property Address:

---

 _____ <i>Seller Signature</i>	_____ <i>Date</i>
_____ <i>Seller Signature</i>	_____ <i>Date</i>
_____ <i>Buyer Signature</i>	_____ <i>Date</i>
_____ <i>Buyer Signature</i>	_____ <i>Date</i>

# BUYER'S PRE-MOVE-IN INSPECTION REPORT

---

## Red Tail Canyon

PHONE: 775-2273

FAX: 503-775-2274

BUYER'S NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY/ZIP Portland, Oregon 97266 PHONE: (home) \_\_\_\_\_ (work) \_\_\_\_\_

Interior Plan \_\_\_\_\_ Red Tail Representative Name (s) \_\_\_\_\_

Walk Through Date \_\_\_\_\_

Note any items below requiring attention prior to closing:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Company Representative \_\_\_\_\_ Date \_\_\_\_\_

Buyer Printed Name \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

Buyer Printed Name \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

-----  
Buyer Final Acceptance:

Please sign below to attest that punch items have been completed and buyer accepts premise.

Buyer Printed Name \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_