



SELLER VACANT LAND QUESTIONNAIRE

(C.A.R. Form VLQ, Revised 6/23)

Seller makes the following disclosures with regard to the real property described as 0 Lower Wyandotte Road,
Assessor's Parcel No. 078-290-025-000, situated in Oroville,
County of Butte, California ("Property").

- The following are representations made by the Seller. Unless otherwise specified in writing, Broker and any real estate licensee or other person working with or through Broker have not verified information provided by Seller. A real estate broker is qualified to advise on real estate transactions. If Seller or Buyer desire legal advice, they should consult an attorney.
- Note to Seller: PURPOSE:** To tell the Buyer about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.
 - Answer based on actual knowledge and recollection at this time.
 - Something that you do not consider material or significant may be perceived differently by a Buyer.
 - Think about what you would want to know if you were buying the Property today.
 - Read the questions carefully and take your time.
- Note to Buyer: PURPOSE:** To give you more information about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.
 - Something that may be material or significant to you, may not be perceived the same way by the Seller.
 - If something is important to you, be sure to put your concerns and questions in writing (C.A.R. Form BMI).
 - Sellers can only disclose what they actually know. Seller may not know about all material or significant items.
 - Seller's disclosures are not a substitute for your own investigations, personal judgments or common sense.
- SELLER AWARENESS:** For each statement below, answer the question "Are you (Seller) aware of..." by checking either "Yes" or "No." Provide explanations to answers in the space provided or attach additional comments and check paragraph 17.
- DOCUMENTS:**

ARE YOU (SELLER) AWARE OF...

- A. Reports, inspections, disclosures, warranties, maintenance recommendations, estimates, studies, surveys or other documents (whether prepared in the past or present, including any previous transaction, and whether or not Seller acted upon the item), pertaining to (i) the condition or repair of the Property or any improvement on this Property in the past, now or proposed; or (ii) easements, encroachments or boundary disputes affecting the Property whether oral or in writing and whether or not provided to the Seller..... ☒ Yes ☐ No
- B. Department of Real Estate Public Report, or subdivision map..... ☐ Yes ☒ No

Note: If yes to 5, provide any such documents in your possession to Buyer.

Explanation: SAG Parcel research, photos, title notes and agency correspondence. SBG Public report/subdivision map unknown to seller.

6. **STATUTORILY OR CONTRACTUALLY REQUIRED OR RELATED:**
- ARE YOU (SELLER) AWARE OF...**
- A. An Order from a government health official identifying the Property as being contaminated by methamphetamine. (If yes, attach a copy of the Order.)..... ☐ Yes ☒ No
- B. The release of an illegal controlled substance on or beneath the Property..... ☐ Yes ☒ No
- C. Whether the Property is located in or adjacent to an "industrial use" zone..... ☐ Yes ☒ No
(In general, a zone or district allowing manufacturing, commercial or airport uses.)
- D. Whether the Property is affected by a nuisance created by an "industrial use" zone..... ☐ Yes ☒ No
- E. Whether the Property is located within 1 mile of a former federal or state ordinance location..... ☐ Yes ☒ No
(In general, an area once used for military training purposes that may contain potentially explosive munitions.)
- F. Whether the Property is a condominium or located in a planned unit development or other common interest subdivision..... ☐ Yes ☒ No
- G. Insurance claims affecting the Property within the past 5 years..... ☐ Yes ☒ No
- H. Matters affecting title of the Property Easements/mineral reservations deed..... ☐ Yes ☒ No
- I. Plumbing fixtures on the Property that are non-compliant plumbing fixtures as defined by Civil Code § 1101.3..... ☐ Yes ☒ No
- J. Material facts or defects affecting the Property not otherwise disclosed to Buyer..... ☐ Yes ☒ No
- Explanation, or ☐ (if checked) see attached: _____

© 2023, California Association of REALTORS®, Inc. Buyer's Initials _____ / _____

Seller's Initials C.O. / _____

VLQ REVISED 6/23 (PAGE 1 OF 4)

SELLER VACANT LAND QUESTIONNAIRE (VLQ PAGE 1 OF 4)

Apaus, Inc., 600 B St Ste 300 San Diego CA 92101
Jonathan Minerick

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

Phone: 888.400.2513

Fax:

www.lwof.com

0 Lower



Property Address: 0 Lower Wyandotte Road, , Oroville, , CA 95966

Date: 10-16-2026

7. **BOUNDARIES, ACCESS AND PROPERTY USE BY OTHERS:**

ARE YOU (SELLER) AWARE OF...

- A. Surveys, markers, stakes, pins or maps showing the location of the Property Regid map, 28th ☐ Yes ☒ No
- B. Any unrecorded easement, encroachment or other dispute, maintenance or use agreement affecting access to, or boundaries of, the Property ☐ Yes ☒ No
- C. Use of the Property, or any part of it, by anyone other than you, with or without permission, for any purpose, including but not limited to, using or maintaining roads, driveways or other forms of ingress or egress, or other travel or drainage Photographer visit. ☒ Yes ☐ No
- D. Leases, rental agreements, service contracts, licenses, permits or related agreements regarding use of the Property by others Photo access only. ☒ Yes ☐ No
- E. Use of any neighboring property by you ☐ Yes ☒ No
- F. The absence or limitation of legal or physical access to the Property ☐ Yes ☒ No

Explanation: _____

8. **GEOLOGIC CONDITIONS AND ENVIRONMENTAL HAZARDS:**

ARE YOU (SELLER) AWARE OF...

- A. Fill (compacted or otherwise), soil instability, caves, mines, caverns, or slippage on the Property ☐ Yes ☒ No
- B. Radon, methane or other gases, contaminated soil or water, hazardous waste, or waste disposal sites on the Property ☐ Yes ☒ No
- C. Fuel, oil or chemical storage tanks, or facilities above or underground ☐ Yes ☒ No
- D. Past or present treatment or eradication of pests or odors ☐ Yes ☒ No

Explanation: _____

9. **GOVERNMENTAL:**

ARE YOU (SELLER) AWARE OF...

- A. Agricultural use restrictions pursuant to the Williamson Act or other law ☐ Yes ☒ No
- B. Whether the Property is in or adjacent to an area with Right to Farm rights ☐ Yes ☒ No
- C. Presence of any endangered, threatened, "candidate" species, wetlands, historic artifacts or human remains on the Property ☐ Yes ☒ No
- D. Any protected habitat for plants, trees, animals or insects that apply to or could affect the Property ☐ Yes ☒ No
- E. Conditions or laws that may affect the ability to place and/or use a manufactured home on the Property ☐ Yes ☒ No
- F. Special taxes pursuant to the Mello - Roos Community Facilities Act, Improvement Bond Act of 1915 or other law.... ☐ Yes ☒ No
- G. Historical sewer assessment notices; no current debt established Ongoing or contemplated eminent domain, condemnation, annexation or change in zoning or general plan that apply to or could affect the Property ☐ Yes ☒ No
- H. Existence or pendency of any rent control, occupancy restrictions or retrofit requirements that apply to or could affect the Property ☐ Yes ☒ No
- I. Existing or contemplated building or use moratorium that apply to or could affect the Property ☐ Yes ☒ No
- J. Current or proposed bonds, assessments, or fees that do not appear on the Property tax bill that apply to or could affect the Property utility hookup fees; amounts unknown ☒ Yes ☐ No
- K. Proposed construction, reconfiguration, or closure of nearby government facilities or amenities such as schools, parks, roadways and traffic signals ☐ Yes ☒ No
- L. Existing or proposed government requirements affecting the Property (i) that tall grass, brush or other vegetation be cleared; (ii) that restrict tree (or other landscaping) planting, removal or cutting or (iii) that flammable materials be removed Prior weed case inactive; no action required per City. ☒ Yes ☐ No

Explanation: _____

10. **WATER-RELATED ISSUES:**

ARE YOU (SELLER) AWARE OF...

- A. Standing water, flooding, pumps, underground water, or water-related soil settling or slippage on or affecting the Property ☐ Yes ☒ No
- B. Rivers, streams, flood channels, underground springs, high water table, floods or tides on or affecting the Property ☐ Yes ☒ No

Explanation: _____

Buyer's Initials _____ / _____

Seller's Initials C.O. / _____



Property Address: 0 Lower Wyandotte Road, , Oroville, , CA 95966

Date: 10-16-2026

11. UTILITIES AND SERVICES:

ARE YOU (SELLER) AWARE OF...

- A. Whether any of the following utilities or services are available ON the Property ☐ Yes ☒ No
If yes, check which ones: ☐ wells ☐ sewer ☐ septic ☐ sanitation ☐ leach lines ☐ water
☐ gas ☐ electric ☐ telephone ☐ cable ☐ other ☒ Yes ☐ No
If no, are you aware of the distance such utilities or services are from the Property ☒ Yes ☐ No

Explanation: Water available. Sewer across street; septic prohibited per L.O.A.P.U.D. Hookups, system/costs, and electric unconfirmed.

12. LANDSCAPING, AGRICULTURE, STRUCTURES OR OTHER IMPROVEMENTS:

ARE YOU (SELLER) AWARE OF...

- A. Diseases or infestations affecting trees, plants or vegetation on or near the Property ☐ Yes ☒ No
B. Diseases, infestation or other reason affecting the production of any agricultural trees or crops on the Property ☐ Yes ☒ No
C. Operational sprinklers or irrigation systems on the Property ☐ Yes ☒ No
If yes, are they ☐ automatic or ☐ manually operated.
D. Any structures or improvements (such as pad, foundations, or shelter) ☐ Yes ☒ No

Explanation: _____

13. NEIGHBORHOOD:

ARE YOU (SELLER) AWARE OF...

Neighborhood noise, nuisance or other problems from sources such as, but not limited to, the following: neighbors, livestock, wildlife, insects or pests, traffic, parking congestion, airplanes, trains, light rail, subway, trucks, freeways, buses, schools, parks, refuse storage or landfill processing, agricultural operations, business, odor, recreational facilities, restaurants, entertainment complexes or facilities, parades, sporting events, fairs, neighborhood parties, litter, construction, air conditioning equipment, air compressors, generators, pool equipment or appliances, or wildlife..... ☐ Yes ☒ No
Explanation: _____

14. COMMON INTEREST CONDOMINIUMS AND DEVELOPMENTS:

ARE YOU (SELLER) AWARE OF...

- A. Any Homeowner or Property Owner Association (OA) governing the Property, or any pending or proposed dues increases, special assessments, rules changes, insurance, availability issues or threatened or pending litigation by or against the OA affecting the Property ☐ Yes ☒ No
Explanation: _____

15. TITLE, OWNERSHIP AND LEGAL CLAIMS:

ARE YOU (SELLER) AWARE OF...

- A. Any other person or entity on title other than Seller(s) signing this form ☐ Yes ☒ No
B. Leases, options or claims affecting or relating to title or use of the Property ☐ Yes ☒ No
C. Any other person or entity other than Seller(s) signing this form with a legal claim to oil, mineral, gas or water rights ☒ Yes ☐ No
1508 Mineral reservations - deed Exhibit A,
D. Past, present, pending or threatened lawsuits, mediations, arbitrations, tax liens, abatement liens, mechanics' liens, notice of default, bankruptcy or other court filings, or government hearings affecting or relating to the Property, OA or neighborhood ☒ Yes ☐ No
1508 Prior tax default; purchased by tax deed
Explanation: _____

16. DISASTER RELIEF, INSURANCE OR CIVIL SETTLEMENT:

ARE YOU (SELLER) AWARE OF...

Financial relief or assistance, insurance or settlement, sought or received, from any federal, state, local or private agency, insurer or private party, by past or present owners of the Property, due to any actual or alleged damage to the Property arising from a flood, earthquake, fire, other disaster, or occurrence or defect, whether or not any money received was actually used to correct damage ☐ Yes ☒ No
Explanation: _____

17. ☒ (IF CHECKED) **ADDITIONAL COMMENTS:** The attached addendum contains an explanation or additional comments in response to specific questions answered "yes" above. Refer to line and question number in explanation.

Buyer's Initials _____ / Seller's Initials C.O. / _____



Property Address: 0 Lower Wyandotte Road, , Oroville, , CA 95966

Date: 10-16-2026

Seller represents that Seller has provided the answers and, if any, explanations and comments on this Form and any attached addenda and that such information is true and correct to the best of Seller's knowledge as of the date signed by Seller. Seller acknowledges (i) Seller's obligation to disclose information requested by this Form is independent from any duty of disclosure that a real estate licensee may have in this transaction, and (ii) nothing that any such real estate licensee does or says to Seller relieves Seller from his/her own duty of disclosure.

Seller GOTZ 2 LLC, by Clark Osborne, Manager. Clark Osborne Date 10-16-2026
Seller _____ Date _____

By signing below, Buyer acknowledges that Buyer has read, understands and has received a copy of this Seller Vacant Land Questionnaire form.

Buyer _____ Date _____
Buyer _____ Date _____

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VLQ REVISED 6/23 (PAGE 4 OF 4)

SELLER VACANT LAND QUESTIONNAIRE (VLQ PAGE 4 OF 4)

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SELLER VACANT LAND QUESTIONNAIRE

Section 17 - Additional Comments

Property: 0 Lower Wyandotte Road, Oroville, CA 95966

APN: 078-290-025-000 | Seller: GOTZ2 LLC | Questionnaire dated: October 16, 2026

5A-5B: Available materials include parcel research, photographs, preliminary title-search notes and agency correspondence. Seller does not know whether a DRE Public Report or an official subdivision map is among the records held. Regrid mapping is not a boundary survey.

6H and 15C: Attached tax deed 2026-0020379, including Exhibit A, describes the property and references rights-of-way, easements and mineral rights reserved of record. These references are not a representation that a particular party currently exercises those rights.

9F: Historical sewer assessment notices were found in the recorded index: 1989-0027989 and 1992-0004157. No current unpaid sewer assessment balance has been established by the information reviewed. Seller does not represent that every assessment or recorded restriction was extinguished by the tax sale.

9J and 11: South Feather confirmed water availability; no current water account or exact hookup quote has been confirmed. LOAPUD stated by telephone October 16, 2026 that a sewer main is across the street, septic is not allowed, and a buyer would need to install a system. Connection feasibility, system type, installation costs and district fees remain unconfirmed. A no-cost field-check request was emailed October 16 and is awaiting response. Nearby overhead lines are visible; electrical service is unconfirmed.

9L and 15D: Seller acquired the parcel by tax deed following the former owners' tax default. Seller reports an October 15 agency callback confirming no abatement liens or abatement charges; the weed-abatement case was reported inactive, with no action required. This was a verbal response.

7C-7D: Seller authorized a photographer to enter for listing photographs. No continuing occupancy or use right is represented.

Seller has not personally visited or walked the parcel. Statements reflect seller's knowledge and the identified research or agency communications, not a physical inspection or guarantee of property condition.

Attachment: Complete recorded tax deed 2026-0020379 (two pages, including Exhibit A).

RECORDING REQUESTED BY:

Troy Kidd – Tax Collector
25 County Center Drive, Suite 125
Oroville, CA 95965

WHEN RECORDED MAIL THIS DEED AND TAX
STATEMENTS TO:

CLARK OSBORNE
CLARK OSBORNE, MANAGER
843 SOUTH BRAMBLE WAY
ANAHEIM, CA 92808

Recorded in Official Records
County of Butte

Keaton Denlay
County Clerk-Recorder
Cindi Wilde
Assistant

DOC # 2026-0020379

07/22/2026
08:23 AM

Titles: 1 Pages: 2

Fees:	\$28.00
Taxes:	\$13.75
CA SB2 Fee:	\$0.00
Total:	\$41.75



The Undersigned Declares:

Doc. Trans. Tax - computed on full value of property conveyed: \$13.75
OROVILLE
Assessor Parcel Number: 078-290-025-000

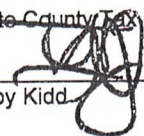
TAX DEED TO PURCHASER OF TAX-DEFAULTED PROPERTY

This deed, between the Tax Collector of Butte County ("SELLER") and GOTZ2 LLC, CLARK OSBORNE, MANAGER (PURCHASER) A LTD LIABILITY CO conveys to the PURCHASER, free of all encumbrances of any kind existing before the sale, except those referred to in Revenue and Taxation Code §3712, the real property described herein, which the SELLER sold to the PURCHASER for nonpayment of legally levied taxes that were duly declared to be in default and were a lien on the property for the fiscal year 2018-2019 as default number DEF190002852. On June 10, 2026, SELLER, pursuant to a statutory power of sale in accordance with the provisions of Division 1, Part 6, Chapter 7, Revenue and Taxation Code, sold the real property described herein for the sum of \$12,100.00. No taxing agency objected to the sale.

In accordance with law, the SELLER hereby grants to the PURCHASER that real property situated in said county, State of California, last assessed to: DAVISON, CLEO & MARTHA, and described as follows:

SEE EXHIBIT "A" ATTACHED

Troy Kidd, ~~Butte County Tax Collector~~

By Deputy: 
Troy Kidd

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California, County of Butte

On July 22, 2026, before me, W. SCHROEDER, Deputy Clerk Recorder, personally appeared Troy Kidd, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity on whose behalf the person(s) acted, executed the instrument.
I certify under Penalty of Perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Keaton Denlay
County Clerk-Recorder



By: 
Deputy



Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BUTTE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS;

A PORTION OF THE NORTH HALF OF LOT 4, BLOCK 21 OF VILLA VERONA SUBDIVISION, ACCORDING TO THE OFFICIAL MAP THEREOF FILED AS OF RECORD IN THE OFFICE OF THE RECORDER OF BUTTE COUNTY, CALIFORNIA, JANUARY 17, 1889 AT OROVILLE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE NORTHWEST CORNER OF LOT 4, BLOCK 21 VILLA VERONA; THENCE SOUTH 89°53' EAST ALONG THE NORTH LINE OF SAID LOT 4, BEING ALSO THE CENTER LINE OF THE V-8 ROAD, A DISTANCE OF 263.20 FEET; THENCE SOUTHERLY AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT 4, A DISTANCE OF 165.48 FEET MORE OR LESS TO THE SOUTH LINE OF THE NORTH HALF OF NORTH HALF OF SAID LOT 4; THENCE SOUTH 89°53' EAST ALONG SAID SOUTH LINE OF NORTH HALF OF NORTH HALF OF SAID LOT 4, A DISTANCE OF 91.38 FEET, MORE OR LESS TO THE WESTERLY LINE OF THE LOWER WYANDOTTE ROAD; THENCE NORTH 0°24' WEST ALONG THE WESTERLY LINE OF THE LOWER WYANDOTTE ROAD A DISTANCE OF 165.48 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 4; THENCE NORTH 89°53' WEST ALONG THE NORTH LINE OF SAID LOT 4 AND THE CENTER LINE OF THE V-8 ROAD, A DISTANCE OF 92.93 FEET, MORE OR LESS, TO THE POINT OF THE BEGINNING.

EXCEPTING THEREFROM THAT PORTION DESCRIBED IN A DEED TO BUTTE COUNTY, RECORDED JULY 25, 1967 IN BOOK 1482 AT PAGE 148, BUTTE COUNTY OFFICIAL RECORDS DESCRIBED AS FOLLOWS;

THE EASTERLY 5.00 FEET OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE DEED TO CLEO DAVISON AND MARTHA DAVISON, RECORDED DECEMBER 31, 1956, IN BOOK 863 AT PAGE 64, BUTTE COUNTY OFFICIAL RECORDS; CONTAINING A NET AREA OF 0.016 ACRES, MORE OR LESS, TOGETHER WITH UNDERLYING FEE INTEREST, IF ANY, APPURTENANT TO THE ABOVE-DISCRIBED PROPERTY IN AND TO THE ADJOINING PUBLIC WAYS.

TOGETHER WITH ALL RIGHTS OF WAY AND EASEMENTS PERTINENT THERETO

EXCEPTING MINERALS AND MINERAL RIGHTS RESERVED OF RECORD

078-290-025



Date: 10/02/2026

This is to Certify that, if bearing the purple seal of this office, this is a true copy of the document filed with Butte County Clerk-Recorder's Office.

Keaton Denlay
Butte County Clerk-Recorder

By: NSM, Deputy

