

SUPPORTING DOCUMENTATION

7975 NW LOGAN ROAD

LINCOLN CITY, OREGON 97367

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SECTION

01

PROPERTY SUMMARY

7975 NW LOGAN ROAD

LINCOLN CITY, OR | SECTION 1 OF 5

WELCOME

Township	Range	Section	Tax Lot	Taxes	Account #	Acres	Zoning
6	11	27DA	400	$10,195.46	R447729	3.87	R1A / SR / UGB
6	11	27DA	600	$1,053.43	R357019	0.17	R1A / SR / UGB
6	11	27DA	100	$4,761.42	R443093	2.5	R1A / SR / UGB
6	11	27DA	799	$61.05	R359352	0.67	R-1A
Totals:				**$16,071.36**		**7.21**	

Secluded Oregon Coast Retreat

A rare coastal offering, this 7.1-acre retreat of pristine oceanfront and mature forest sits in the sought-after Road's End neighborhood of Lincoln City, Oregon. The property is made up of four parcels, including a 2.5-acre lot and a 0.17-acre lot, both zoned R1A. Held by the same family for almost 50 years, it is an opportunity that does not come along often.

From the high bluff, stunning ocean views unfold in every direction. Waves crash below as you take in the horizon from your own private vantage point. Behind you, a lush, mature forest wraps the property in shade and quiet, and a seasonal creek winds through the trees. With no visible neighbors, you are immersed in nature and solitude. Wildlife passes through, wild berries grow in season, and your backyard is the protected coastline and forest.

Rare oceanfront acreage, deep privacy, and direct access to the wilds of the coast come together in one extraordinary property. Whether you envision a private family retreat or a once-in-a-lifetime investment, this is a property that simply cannot be replicated.

DESCRIPTION

Outdoor Living and Forest Access

A large deck surrounds the home on two sides, making the most of those stunning views, perfect for enjoying the sunset or dining outside. The property lies within the protected Cascade Head Scenic Research Area and backs up to hundreds of acres of USFS land, offering miles of hiking right from your own boundary, including access to the popular God's Thumb trail.

Systems and Utilities

Annexed into Lincoln City, the property is served by public water, sewer, and internet, with gas lines piped but not yet connected. Electricity is provided by Pacific Power, and the internet is currently supplied by Spectrum. The property was connected to public utilities around 2013, and it may also contain a private well or a spring with water rights as a prior water supply.** Recent updates include a new roof (2025), a new water heater (2026), and fresh exterior paint (2025). Heating is provided by electric baseboard throughout the home, along with the woodstove insert installed in 2016.

Home and Layout

At the heart of the property sits a quintessential coastal cottage, fully remodeled in 2016, that blends modern style with cozy character. Large picture windows fill both levels with natural light and frame the beauty of the surroundings.

The main level offers an inviting living room and kitchen, anchored by a cozy woodstove insert. Luxury vinyl plank flooring runs throughout, and the kitchen features stainless steel appliances, with convenient laundry and pantry storage close at hand. Craftsman details shine in the floating staircase and the warm cedar plank wall, adding texture and personality to the space.

Upstairs, two comfortable bedrooms flank a bathroom finished with tile floors and a tiled shower surround. One bedroom looks out over the beach below, while the second enjoys peaceful forest views, so you can wake up to whichever you prefer. With much of the furnishings included, this home is ready to be your private beach home.

Location

Located at the end of Logan Road in Lincoln City, this is the last residential oceanfront property south of the Salmon River. Though set primarily within the Cascade Head Scenic Research Area, it is less than a mile from public beach access and just a few miles from shopping, restaurants, and Road's End State Park. With no visible neighbors, the property is perfect for nature lovers seeking solitude and peace while remaining only minutes from town.

Summary

This coastal gem consists of 7.1 acres between 4 parcels, and is ready to move into with most furniture included. A rare offering in the sought-after Road's End neighborhood of Lincoln City. From the large deck and the high bluff vantage, take in the sunset and stunning views in every direction. With no visible neighbors this property is all about peace and quiet and getting away from it all.

The cottage, fully remodeled in 2016, features large picture windows on both levels, lots of natural light and modern finishes blended with vintage charm. Located within the protected Cascade Head Scenic Research Area, the land backs up to hundreds of acres of USFS land with miles of hiking, including the popular God's Thumb trail. The property is annexed into Lincoln City and has the advantage of public utilities. As the last residential oceanfront property south of the Salmon River, it offers true seclusion less than a mile from public beach access and just minutes from town, shopping, dining, and Road's End State Park.

**Seller makes no representations as to possible uses, expansion of the existing home or further development of any of these parcels. Buyers do own due diligence.*

***Presence of a spring with water rights or a well on the property is unknown.*

PROPERTY INFORMATION

Access	Private gravel driveway access
Present Land Use	Single family residence
2026 Taxes	$16,071.36
Zoning	R1A: Low density residential zoning; SR: Suburban residential zoning; UGB: Urban growth boundary
Elevations	~ 40' - 200' above sea level

Topography	Sloping
Domestic Water	Public water
Sanitation	Public sewer
Power Service	Standard power connected
Gas/Propane	Gas is available, but not currently connected
Internet	Spectrum
Insurance Premium + Provider	All Modern Insurance - $2,810 paid annually

RESIDENCE OVERVIEW

Year Built	1950
Approx. SF	1,028
Bed / Bath	2 beds / 1 bath
Levels	2
Garage | Parking	Driveway parking available
Floor Plan Notes	The home welcomes you into a comfortable living room featuring a fireplace insert and large picture windows that bring in natural light and showcase the surrounding coastal scenery. A centrally located staircase leads to the upper level, while the main floor continues into a dining area that flows into the kitchen, complete with a double-door pantry for additional storage. Upstairs, two bedrooms are positioned on opposite sides of a shared bathroom featuring tile flooring and a tiled walk-in shower. Throughout the home, vinyl flooring and interior rustic wood siding contribute to its inviting coastal character. Outside, a spacious wraparound porch extends the living area, offering sweeping views of the Pacific Ocean and the beach below.
HVAC	Baseboard heating
Hot Water Heater	Electric
Exterior Siding	Cinder Block
Roofing	Composition
Doors and Windows	Double pane, vinyl, picture windows and standard door package

LOCATION

Destination	Approx. Drive
Public Beach Access	~ 0.5 Mile
Lincoln City Center	~ 4.5 Miles
Newport, Oregon	~ 30 Miles
Salem, Oregon	~ 58 Miles
Portland, Oregon	~ 97 Miles

Nearest Town

Lincoln City is a vibrant coastal community offering restaurants, shopping, galleries, grocery stores, healthcare, and everyday services. Stretching along seven miles of Pacific coastline, the city combines small-town charm with the amenities of a popular coastal destination. The property's location in the desirable Roads End neighborhood offers a secluded setting just minutes from downtown. Nearby Newport provides additional services, while Highway 18 connects the coast to the Willamette Valley.

The Central Oregon Coast

Lincoln City, Depoe Bay, Newport, and Pacific City anchor a scenic coastline known for dramatic headlands, expansive beaches, and exceptional recreation. Whale watching, fishing, crabbing, hiking, and beachcombing complement a thriving dining and arts scene. Nearby Cascade Head, Devils Lake, and Siletz Bay provide abundant opportunities to explore the region's natural beauty. The area balances coastal tranquility with recreational opportunities and convenient amenities.

Portland International Airport (PDX)

Located approximately 110 miles from Lincoln City, Portland International Airport offers extensive domestic flights, international connections, and rental vehicle services. Eugene Airport provides another regional option. Highway 18 connects Lincoln City to the Willamette Valley and Portland metropolitan area, providing convenient access for residents and visitors.

Climate

Lincoln City enjoys a mild maritime climate with cool summers, moderate winters, and refreshing ocean breezes. Summer temperatures typically range from the mid-60s to low 70s, while winter highs average in the upper 40s to low 50s. Annual precipitation generally ranges from 75 to 95 inches, falling primarily between late fall and early spring. Snowfall is uncommon along the coast, and the temperate climate supports lush evergreen forests and year-round greenery.

SECTION

02

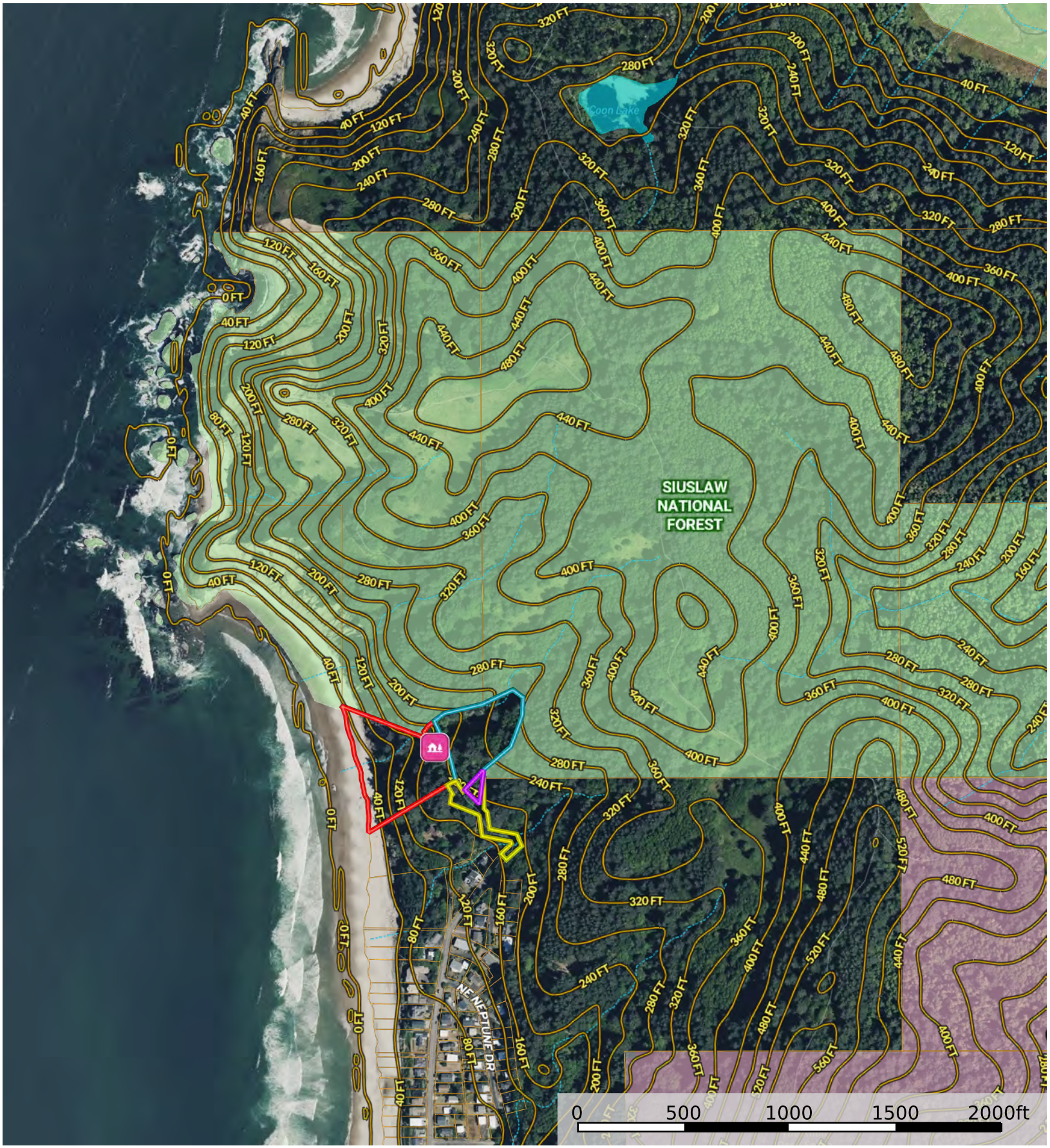
MAPS

7975 NW LOGAN ROAD

LINCOLN CITY, OR | SECTION 2 OF 5

7975 NW Logan Road

Oregon, AC +/-



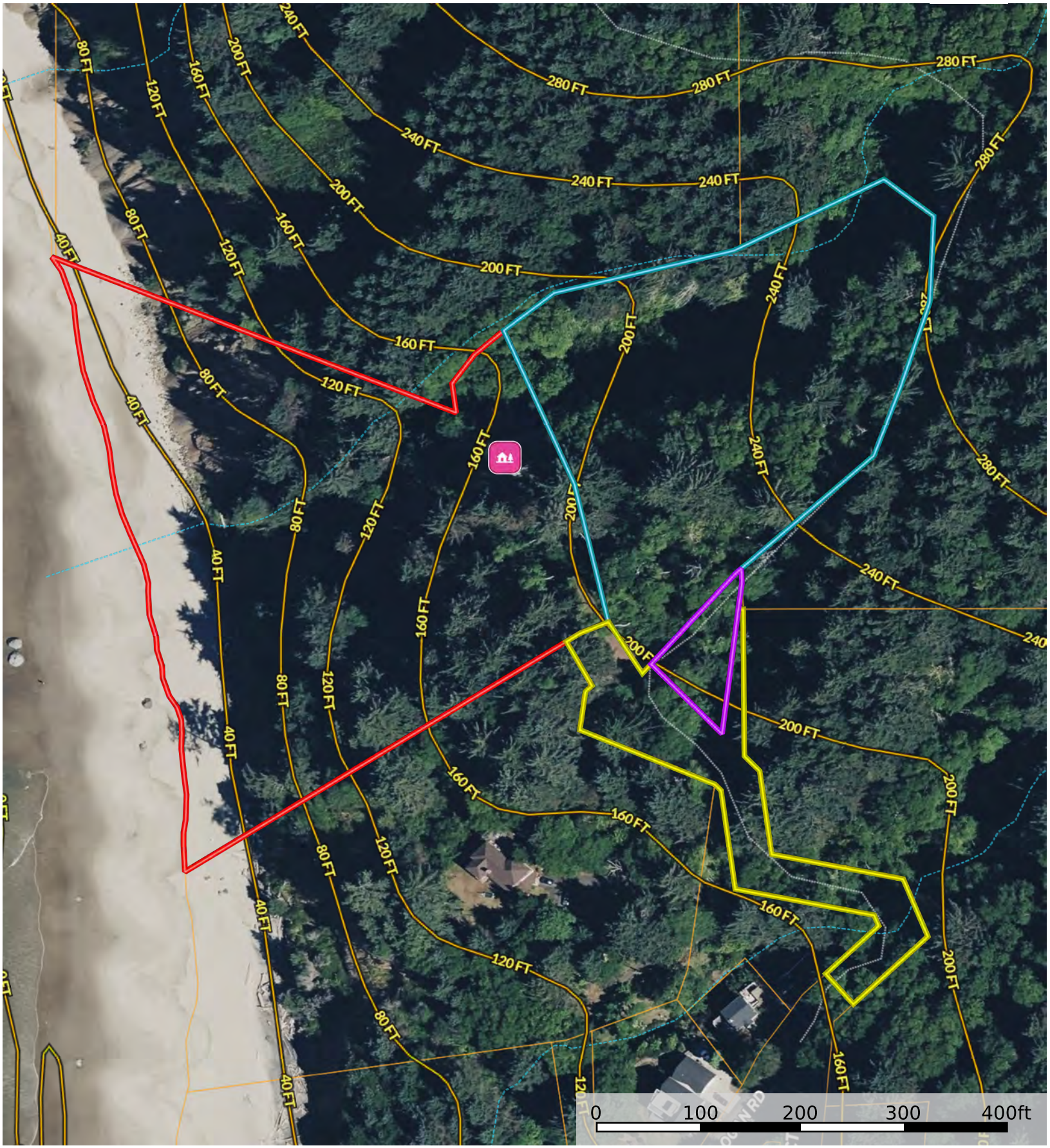
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Cabin | Boundary 1 | Boundary 2 | Boundary 3 | Boundary | Stream, Intermittent | River/Creek | Water Body

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Cabin | Boundary 1 | Boundary 2 | Boundary 3 | Boundary | Stream, Intermittent | River/Creek | Water Body

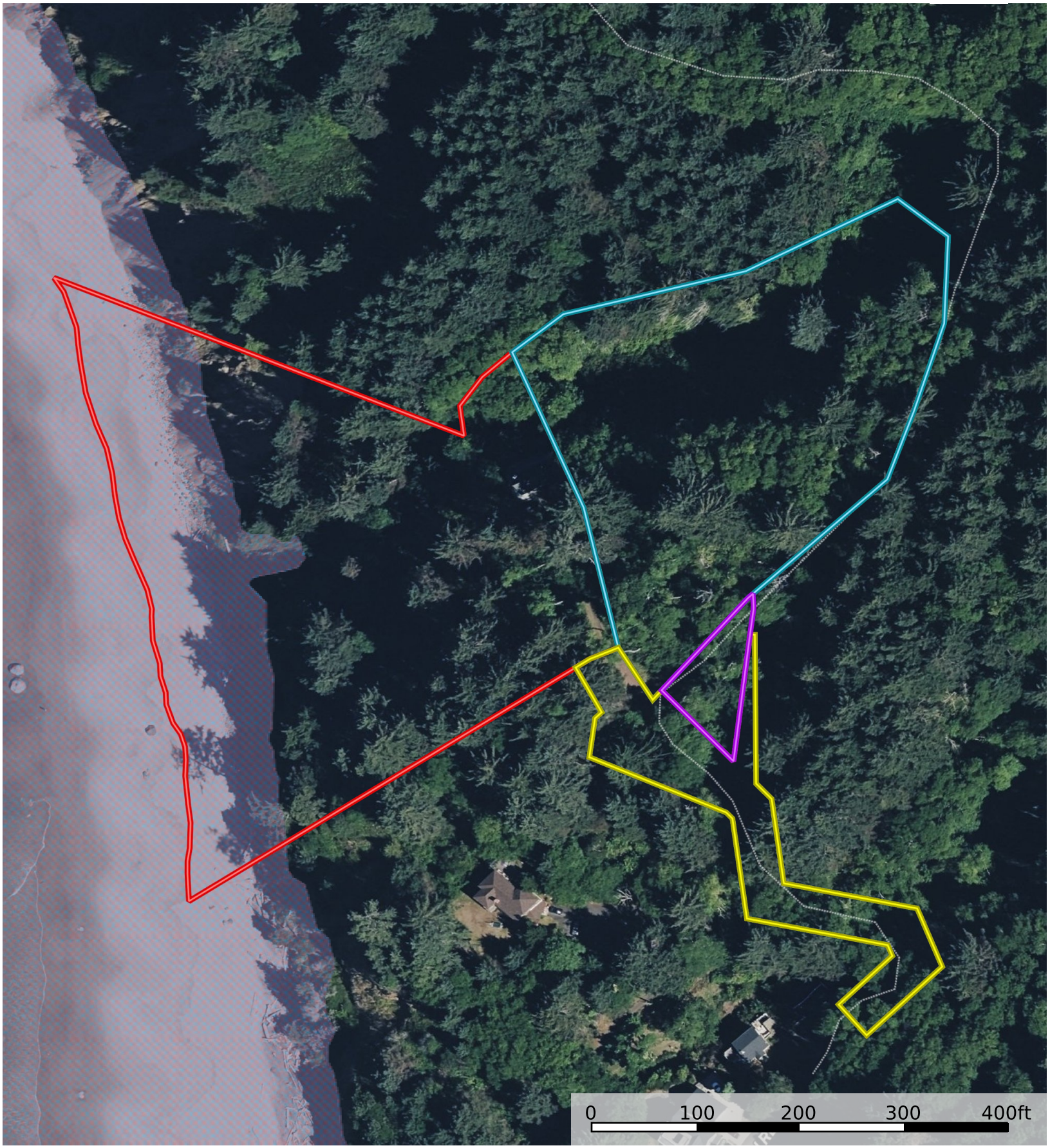
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Oregon, AC +/-



Boundary 1

Boundary 2

Boundary 3

Boundary

100 Year Floodplain

500 Year Floodplain

Floodway

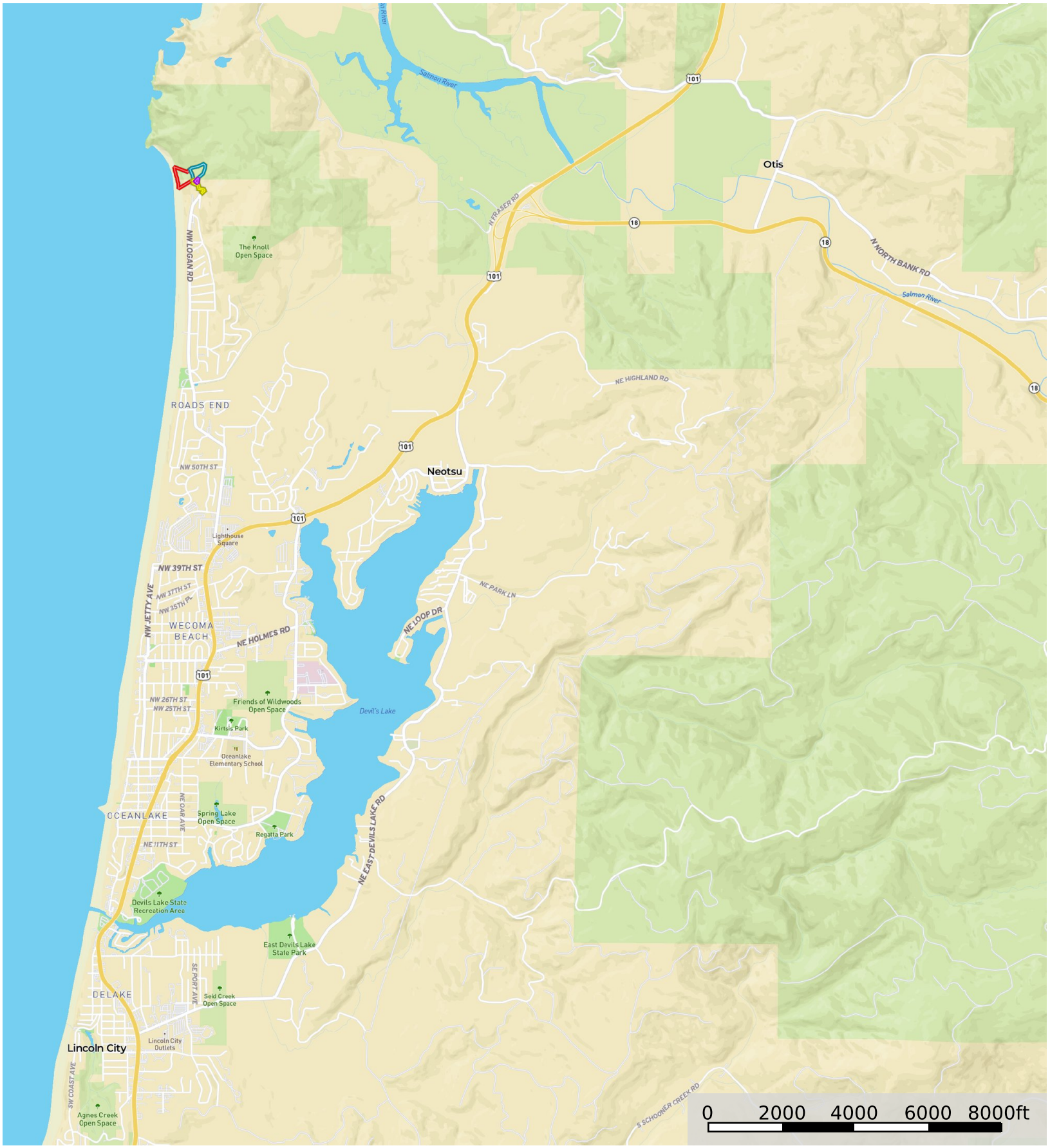
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Boundary 1 Boundary 2 Boundary 3 Boundary

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Boundary 1 Boundary 2 Boundary 3 Boundary

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| Boundary 7.25 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
18G	Fendall-Templeton silt loams, 35 to 60 percent slopes	5.81	80.25	0	16	6e
4A	Beaches, 1 to 3 percent slopes	0.89	12.29	0	-	8
44H	Neskowin-Rock outcrop complex, 20 to 99 percent slopes	0.55	7.6	0	13	6e
TOTALS		7.25(*)	100%	-	13.83	6.25

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



SECTION

03

SELLER PROPERTY DISCLOSURES

7975 NW LOGAN ROAD

LINCOLN CITY, OR | SECTION 3 OF 5

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OREF
OREGON REAL ESTATE FORMS

EQUAL HOUSING OPPORTUNITY

RESIDENTIAL

SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address or Tax ID # **7975 NW Logan Rd, Lincoln City, OR 97367**
_____ (the "Property")

INSTRUCTIONS TO THE SELLER

Please complete the following form. Do not leave any spaces blank. Please refer to the line number(s) of the question(s) when you provide your explanation(s). If you are not claiming an exclusion or refusing to provide the form under ORS 105.475(4), you should date and sign each page of this disclosure statement and each attachment.

Each seller of residential property described in ORS 105.465 must deliver this form to each buyer who makes a written offer to purchase. Under ORS 105.475(4), refusal to provide this form gives the buyer the right to revoke their offer at any time prior to closing the transaction. Use only the section(s) of the form that apply to the transaction for which the form is used. If you are claiming an exclusion under ORS 105.470, fill out only Section 1.

An exclusion may be claimed only if the seller qualifies for the exclusion under the law. If not excluded, the seller must disclose the condition of the Property or the buyer may revoke their offer to purchase anytime prior to closing the transaction. Questions regarding the legal consequences of the seller's choice should be directed to a qualified attorney.

DO NOT FILL OUT THIS SECTION UNLESS YOU ARE CLAIMING AN EXCLUSION UNDER ORS 105.470

Section 1. EXCLUSION FROM ORS 105.462 TO 105.490:

You may claim an exclusion under ORS 105.470 only if you qualify under the statute. If you are not claiming an exclusion, you must fill out Section 2 of this form completely.

Initial only the exclusion you wish to claim.

_____ This is the first sale of a dwelling never occupied. The dwelling is constructed or installed under building or installation permit(s) # _____, issued by _____.

_____ This sale is by a financial institution that acquired the Property as custodian, agent or trustee, or by foreclosure or deed in lieu of foreclosure.

_____ Seller is a court appointed (*select only one*) ☐ receiver, ☐ personal representative, ☐ trustee, ☐ conservator, or ☐ guardian.

_____ This sale or transfer is by a governmental agency.

Signature(s) of Seller(s) claiming exclusion:

Seller _____ Date/Time _____ ←
Print _____
Seller _____ Date/Time _____ ←
Print _____
Seller _____ Date/Time _____ ←
Print _____
Seller _____ Date/Time _____ ←
Print _____

Signature(s) of Buyer(s) to acknowledge Seller's claim:

Buyer _____ Date/Time _____ ←
Print _____
Buyer _____ Date/Time _____ ←
Print _____
Buyer _____ Date/Time _____ ←
Print _____
Buyer _____ Date/Time _____ ←
Print _____

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SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address or Tax ID # 7975 NW Logan Rd, Lincoln City, OR 97367
_____ (the "Property")

IF YOU DID NOT CLAIM AN EXCLUSION IN SECTION 1, YOU MUST FILL OUT THIS SECTION

Section 2. SELLER'S PROPERTY DISCLOSURE STATEMENT:
(NOT A WARRANTY) (ORS 105.464)

NOTICE TO THE BUYER: THE FOLLOWING REPRESENTATIONS ARE MADE BY THE SELLER(S) CONCERNING THE CONDITION OF THE PROPERTY LOCATED AT 7975 NW Logan Rd, Lincoln City, OR 97367 (THE "PROPERTY").

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. BUYER HAS FIVE BUSINESS DAYS FROM THE SELLER'S DELIVERY OF THIS SELLER'S DISCLOSURE STATEMENT TO REVOKE BUYER'S OFFER BY DELIVERING BUYER'S SEPARATE SIGNED WRITTEN STATEMENT OF REVOCATION TO THE SELLER DISAPPROVING THE SELLER'S DISCLOSURE STATEMENT, UNLESS BUYER WAIVES THIS RIGHT AT OR PRIOR TO ENTERING INTO A SALE AGREEMENT.

FOR A MORE COMPREHENSIVE EXAMINATION OF THE SPECIFIC CONDITION OF THIS PROPERTY, BUYER IS ADVISED TO OBTAIN AND PAY FOR THE SERVICES OF A QUALIFIED SPECIALIST TO INSPECT THE PROPERTY ON BUYER'S BEHALF INCLUDING, FOR EXAMPLE, ONE OR MORE OF THE FOLLOWING: ARCHITECTS, ENGINEERS, PLUMBERS, ELECTRICIANS, ROOFERS, ENVIRONMENTAL INSPECTORS, BUILDING INSPECTORS, CERTIFIED HOME INSPECTORS, OR PEST AND DRY ROT INSPECTORS.

Seller (*select one*) ☐ is ☑ is not occupying the Property.

I. SELLER'S REPRESENTATIONS

The following are representations made by Seller and are not the representations of any financial institution that may have made or may make a loan pertaining to the Property, or that may have or take a security interest in the Property, or any real estate licensee engaged by Seller or Buyer.

(*Select or fill in an answer to each question below. Select "N/A" if a question is not applicable to the Property.*)

If you mark "Yes" on items with *, attach a copy or explain on an attached sheet.

1. TITLE

A. Do you have legal authority to sell the Property? ☑ Yes ☐ No ☐ Unknown

B. **Is title to the Property subject to any of the following?* ☑ Yes* ☐ No ☐ Unknown
☐ First right of refusal ☐ Option ☑ Lease or rental agreement ☐ Other listing ☐ Life estate

C. **Is the Property being transferred an unlawfully established unit of land?* ☐ Yes* ☑ No ☐ Unknown

D. **Are there any encroachments, boundary agreements, boundary disputes or recent boundary changes?* ☐ Yes* ☐ No ☑ Unknown

E. **Are there any rights of way, easements, licenses, access limitations or claims that may affect your interest in the Property?* ☑ Yes* ☐ No ☐ Unknown

F. **Are there any agreements for joint maintenance of an easement or right of way?* ☐ Yes* ☐ No ☑ Unknown

G. **Are there any governmental studies, designations, zoning overlays, surveys or notices that would affect the Property?* ☑ Yes* ☐ No ☐ Unknown

H. **Are there any pending or existing governmental assessments against the Property?* ☐ Yes* ☐ No ☑ Unknown

I. **Are there any zoning violations or nonconforming uses?* ☐ Yes* ☑ No ☐ Unknown

Buyer Initials _____ / _____ / _____ / _____

Seller Initials AH / _____ / _____ / _____

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J. *Is there a boundary survey for the Property? ☑ Yes* ☐ No ☐ Unknown

K. *Are there any covenants, conditions, restrictions or private assessments that affect the Property? ☐ Yes* ☐ No ☑ Unknown

L. *Is the Property subject to any special tax assessment or tax treatment that may result in levy of additional taxes if the Property is sold? ☐ Yes* ☑ No ☐ Unknown

2. WATER

A. Household water

(1) The source of the water is (*select ALL that apply*): ☑ Public ☐ Community ☐ Private ☐ Other (*specify*) _____

(2) Water source information:

a. *Does the water source require a water permit? ☐ Yes* ☑ No ☐ Unknown
If yes, do you have a permit? ☐ Yes ☐ No ☐ Unknown ☑ N/A

b. Is the water source located on the Property? ☐ Yes ☑ No ☐ Unknown ☐ N/A
If not, are there any written agreements for a shared water source? ☐ Yes ☐ No ☐ Unknown ☑ N/A

c. *Is there an easement (recorded or unrecorded) for your access to or maintenance of the water source? ☐ Yes* ☐ No ☑ Unknown

d. If the source of water is from a well or spring, have you had any of the following in the past 12 months? ☐ Yes ☐ No ☐ Unknown ☑ N/A
☐ Flow test ☐ Bacteria test ☐ Chemical contents test

e. *Are there any water source plumbing problems or needed repairs? ☐ Yes* ☐ No ☑ Unknown

(3) Are there any water treatment systems for the Property? ☐ Yes ☐ No ☑ Unknown
☐ Leased ☐ Owned

B. Irrigation

(1) Are there any ☐ water rights or ☐ other irrigation rights for the Property? ☐ Yes ☑ No ☐ Unknown

(2) *If any exist, has the irrigation water been used during the last five-year period? ☐ Yes* ☐ No ☐ Unknown ☑ N/A

(3) *Is there a water rights certificate or other written evidence available? ☐ Yes* ☐ No ☐ Unknown ☑ N/A

C. Outdoor sprinkler system

(1) Is there an outdoor sprinkler system for the Property? ☐ Yes ☑ No ☐ Unknown

(2) Has a back flow valve been installed? ☐ Yes ☐ No ☑ Unknown ☐ N/A

(3) Is the outdoor sprinkler system operable? ☐ Yes ☐ No ☑ Unknown ☐ N/A

3. SEWAGE SYSTEM

A. Is the Property connected to a public or community sewage system? ☑ Yes ☐ No ☐ Unknown

B. Are there any new public or community sewage systems proposed for the Property? ☐ Yes ☑ No ☐ Unknown

C. Is the Property connected to an on-site septic system? ☐ Yes ☑ No ☐ Unknown

(1) If yes, when was the system installed? _____ ☐ Unknown ☑ N/A

Buyer Initials _____ / _____ / _____ / _____

Seller Initials AH / _____ / _____ / _____

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(2) *If yes, was the system installed by permit? ☐ Yes* ☐ No ☐ Unknown ☑ N/A
(3) *Has the system been repaired or altered? ☐ Yes* ☐ No ☐ Unknown ☑ N/A
(4) *Has the condition of the system been evaluated and a report issued? ☐ Yes* ☐ No ☐ Unknown ☑ N/A
(5) Has the septic tank ever been pumped? ☐ Yes ☐ No ☐ Unknown ☑ N/A
If yes, when? _____ ☑ N/A
(6) Does the system have a pump? ☐ Yes ☐ No ☐ Unknown ☑ N/A
(7) Does the system have a treatment unit such as a sand filter or an aerobic unit? ☐ Yes ☐ No ☐ Unknown ☑ N/A
(8) *Is a service contract for routine maintenance required for the system? ☐ Yes* ☐ No ☐ Unknown ☑ N/A
(9) Are all components of the system located on the Property? ☐ Yes ☐ No ☐ Unknown ☑ N/A

D. *Are there any sewage system problems or needed repairs? ☐ Yes* ☑ No ☐ Unknown
E. Does your sewage system require on-site pumping to another level? ☑ Yes ☐ No ☐ Unknown

4. DWELLING INSULATION

A. Is there insulation in the:
(1) Ceiling? ☑ Yes ☐ No ☐ Unknown
(2) Exterior walls? ☐ Yes ☐ No ☑ Unknown
(3) Floors? ☐ Yes ☐ No ☑ Unknown
B. Are there any defective insulated doors or windows? ☐ Yes ☑ No ☐ Unknown

5. DWELLING STRUCTURE

A. *Has the roof leaked? ☑ Yes* ☐ No ☐ Unknown
If yes, has it been repaired? ☑ Yes ☐ No ☐ Unknown ☐ N/A
B. Are there any additions, conversions or remodeling? ☑ Yes ☐ No ☐ Unknown
If yes, was a building permit required? ☑ Yes ☐ No ☐ Unknown ☐ N/A
If yes, was a building permit obtained? ☑ Yes ☐ No ☐ Unknown ☐ N/A
If yes, was final inspection obtained? ☑ Yes ☐ No ☐ Unknown ☐ N/A
C. Are there smoke alarms or detectors? ☑ Yes ☐ No ☐ Unknown
D. Are there carbon monoxide alarms? ☑ Yes ☐ No ☐ Unknown
E. Is there a woodstove or fireplace insert included in the sale? ☑ Yes ☐ No ☐ Unknown
*If yes, what is the make? Unknown
If yes, was it installed with a permit? ☑ Yes ☐ No ☐ Unknown ☐ N/A
If yes, is a certification label issued by the United States Environmental Protection Agency (EPA) or the Department of Environmental Quality (DEQ) affixed to it? ☐ Yes ☐ No ☑ Unknown ☐ N/A
F. *Has pest and dry rot, structural or "whole house" inspection been done within the last three years? ☑ Yes* ☐ No ☐ Unknown

Buyer Initials _____ / _____ / _____ / _____

Seller Initials AH / _____ / _____ / _____

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G. *Are there any moisture problems, areas of water penetration, mildew odors or other moisture conditions (especially in the basement)? ☐ Yes* ☑ No ☐ Unknown
*If yes, explain on attached sheet the frequency and extent of problem and any insurance claims, repairs or remediation done.

H. Is there a sump pump on the Property? ☐ Yes ☑ No ☐ Unknown

I. Are there any materials used in the construction of the structure that are or have been the subject of a recall, class action suit, settlement or litigation? ☐ Yes ☐ No ☑ Unknown
If yes, what are the materials? _____

(1) Are there problems with the materials? ☐ Yes ☐ No ☑ Unknown ☐ N/A

(2) Are the materials covered by a warranty? ☐ Yes ☐ No ☑ Unknown ☐ N/A

(3) Have the materials been inspected? ☐ Yes ☐ No ☑ Unknown ☐ N/A

(4) Have there ever been claims filed for these materials by you or by previous owners? ☐ Yes ☐ No ☑ Unknown ☐ N/A
If yes, when? _____ ☑ N/A

(5) Was money received? ☐ Yes ☐ No ☑ Unknown ☐ N/A

(6) Were any of the materials repaired or replaced? ☐ Yes ☐ No ☑ Unknown ☐ N/A

6. DWELLING SYSTEMS AND FIXTURES

If the following systems or fixtures are included in the purchase price, are they in good working order on the date this form is signed?

A. Electrical system, including wiring, switches, outlets and service ☑ Yes ☐ No ☐ Unknown

B. Plumbing system, including pipes, faucets, fixtures and toilets ☑ Yes ☐ No ☐ Unknown

C. Water heater tank ☑ Yes ☐ No ☐ Unknown

D. Garbage disposal ☐ Yes ☐ No ☐ Unknown ☑ N/A

E. Built-in range and oven ☐ Yes ☐ No ☐ Unknown ☑ N/A

F. Built-in dishwasher ☐ Yes ☐ No ☐ Unknown ☑ N/A

G. Sump pump ☐ Yes ☐ No ☐ Unknown ☑ N/A

H. Heating and cooling systems

(1) Heating systems ☑ Yes ☐ No ☐ Unknown ☐ N/A

(2) Cooling systems ☑ Yes ☐ No ☐ Unknown ☐ N/A

I. Security system ☐ Owned ☐ Leased ☐ Yes ☐ No ☐ Unknown ☑ N/A

J. Are there any materials or products used in the systems and fixtures that are or have been the subject of a recall, class action suit settlement or litigation? ☐ Yes ☐ No ☑ Unknown
If yes, what product? _____

(1) Are there problems with the product? ☐ Yes ☐ No ☑ Unknown ☐ N/A

(2) Is the product covered by a warranty? ☐ Yes ☐ No ☑ Unknown ☐ N/A

(3) Has the product been inspected? ☐ Yes ☐ No ☑ Unknown ☐ N/A

Buyer Initials _____ / _____ / _____ / _____

Seller Initials AH / _____ / _____ / _____

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SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address or Tax ID # 7975 NW Logan Rd, Lincoln City, OR 97367
_____ (the "Property")

(4) Have claims been filed for this product by you or by previous owners? ☐ Yes ☐ No ☑ Unknown ☐ N/A
If yes, when? _____

(5) Was money received? ☐ Yes ☐ No ☑ Unknown ☐ N/A

(6) Were any of the materials or products repaired or replaced? ☐ Yes ☐ No ☑ Unknown ☐ N/A

7. COMMON INTEREST

A. Is there a Home Owners' Association or other governing entity? ☐ Yes ☑ No ☐ Unknown
Name of Association or Other Governing Entity: _____
Contact Person: _____
Address: _____
Phone Number: _____

B. Regular periodic assessments: $_____ per ☐ Month ☐ Year ☐ Other _____

C. **Are there any pending or proposed special assessments?* ☐ Yes* ☐ No ☑ Unknown

D. Are there shared "common areas" or joint maintenance agreements for facilities like walls, fences, pools, tennis courts, walkways or other areas co-owned in undivided interest with others? ☐ Yes ☑ No ☐ Unknown

E. Is the Home Owners' Association or other governing entity a party to pending litigation or subject to an unsatisfied judgment? ☐ Yes ☐ No ☐ Unknown ☑ N/A

F. Is the Property in violation of recorded covenants, conditions and restrictions or in violation of other bylaws or governing rules, whether recorded or not? ☐ Yes ☐ No ☐ Unknown ☑ N/A

8. SEISMIC

A. Was the house constructed before 1974? ☑ Yes ☐ No ☐ Unknown
If yes, has the house been bolted to its foundation? ☐ Yes ☑ No ☐ Unknown ☐ N/A

9. GENERAL

A. Are there problems with settling, soil, standing water or drainage on the Property or in the immediate area? ☐ Yes ☐ No ☑ Unknown

B. Does the Property contain fill? ☐ Yes ☐ No ☑ Unknown

C. Is there any material damage to the Property or any of the structure(s) from fire, wind, floods, beach movements, earthquake, expansive soils or landslides? ☐ Yes ☐ No ☑ Unknown

D. Is the Property in a designated floodplain? ☐ Yes ☐ No ☑ Unknown
Note: Flood insurance may be required for homes in a floodplain.

E. Is the Property in a designated slide or other geologic hazard zone? ☐ Yes ☐ No ☑ Unknown

F. **Has any portion of the Property been tested or treated for asbestos, formaldehyde, radon gas, lead-based paint, mold, fuel or chemical storage tanks or contaminated soil or water?* ☐ Yes* ☐ No ☑ Unknown

G. Are there any tanks or underground storage tanks (for example, septic, chemical, fuel, etc.) on the Property? ☐ Yes ☐ No ☑ Unknown

Buyer Initials _____ / _____ / _____ / _____

Seller Initials AH / _____ / _____ / _____

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SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address or Tax ID # 7975 NW Logan Rd, Lincoln City, OR 97367
_____ (the "Property")

H. Has the Property ever been used as an illegal drug manufacturing or distribution site? ..... ☐ Yes ☑ No ☐ Unknown
If yes, was a Certificate of Fitness issued? ..... ☐ Yes ☐ No ☐ Unknown ☑ N/A

10. FULL DISCLOSURE BY SELLER(S)

A. *Are there any other material defects affecting this Property or its value that a prospective buyer should know about?..... ☐ Yes* ☑ No
*If yes, describe the defect on attached sheet and explain the frequency and extent of the problem and any insurance claims, repairs or remediation.

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 of this disclosure statement. I/we authorize my/our agents to deliver a copy of this disclosure statement to all prospective buyers of the Property or their agents.

Total number of pages attached, including all addenda, reports, or any other documents. (*complete even if zero*) 2

Seller Anna Houppermans Date/Time 11/19/2026, 07:26:58 AM PST ←
Print Sterling Synergy LLC

Seller _____ Date/Time _____ ←
Print _____

Seller _____ Date/Time _____ ←
Print _____

Seller _____ Date/Time _____ ←
Print _____

II. BUYER'S ACKNOWLEDGMENT

A. As buyer(s), I/we acknowledge the duty to pay diligent attention to any material defects that are known to me/us or can be known by me/us by utilizing diligent attention and observation.

B. Each Buyer acknowledges and understands that the disclosures set forth in this statement and in any amendments to this statement are made only by Seller and are not representations of any financial institution that may have made or may make a loan pertaining to the Property, or that may have or take a security interest in the Property, or of any real estate licensee engaged by Seller or Buyer. A financial institution or real estate licensee is not bound by and has no liability with respect to any representation, misrepresentation, omission, error or inaccuracy contained in another party's disclosure statement required by this section or any amendment to the disclosure statement.

C. Buyer (which term includes all persons signing the "buyer's acknowledgment" portion of this disclosure statement below) hereby acknowledges receipt of a copy of this disclosure statement (including attachments, if any) bearing Seller's signature(s).

DISCLOSURES, IF ANY, 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. IF THE SELLER HAS FILLED OUT SECTION 2 OF THIS FORM, YOU, THE BUYER, HAVE FIVE BUSINESS DAYS FROM THE SELLER'S DELIVERY OF THIS DISCLOSURE STATEMENT TO REVOKE YOUR OFFER BY DELIVERING YOUR SEPARATE SIGNED WRITTEN STATEMENT OF REVOCATION TO THE SELLER DISAPPROVING THE SELLER'S DISCLOSURE UNLESS YOU WAIVE THIS RIGHT AT OR PRIOR TO ENTERING INTO A SALE AGREEMENT.

Buyer Initials _____ / _____ / _____ / _____

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SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address or Tax ID # 7975 NW Logan Rd, Lincoln City, OR 97367
_____ (the "Property")

BUYER HEREBY ACKNOWLEDGES RECEIPT OF A COPY OF THIS SELLER'S PROPERTY DISCLOSURE STATEMENT.

Buyer _____ Date/Time _____ ←
Print _____

Buyer _____ Date/Time _____ ←
Print _____

Buyer _____ Date/Time _____ ←
Print _____

Buyer _____ Date/Time _____ ←
Print _____

Agent receiving disclosure statement on Buyer's behalf to sign and date:

Real Estate Agent _____ ← Real Estate Firm (*identify*) _____

Date received by Agent _____

Seller Initials AH / _____ / _____ / _____

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SELLER'S PROPERTY DISCLOSURE STATEMENT ADDENDUM

Property Address or Tax ID # 7975 NW Logan Rd, Lincoln City, OR 97367
_____ (the "Property")

Responses marked "Yes" on items with an * require a written explanation. See below.

Question # 1.B. (line 62)
Details: Property currently serves as a short term vacation rental with active reservations. Current short term rental permit is non-transferable. Therefore, all reservations after the close of escrow will be cancelled.
Attachment Identified as: _____

Question # 1.E. (line 67)
Details: The US Forest Service has a public easement over lots 799 and 100 for access to its adjoining property. Please see the attached preliminary title report.
Attachment Identified as: _____

Question # 1.G. (line 70)
Details: All or a portion of the property may be located in the Cascade Head National Research Area, which may or may not affect future development. Buyer must conduct their own due diligence to understand the impact this has on the property, if any.
Attachment Identified as: _____

Question # 1.J. (line 75)
Details: Please see the attached surveys.
Attachment Identified as: _____

Question # 3.E. (line 121)
Details: The property is serviced by a macerator because the home is below grade. There is also an alarm.
Attachment Identified as: _____

Seller Anna Houppermans Date/Time 11/19/2026, 07:26:58 AM PST ←
Print Sterling Synergy LLC

Seller _____ Date/Time _____ ←
Print _____

Seller _____ Date/Time _____ ←
Print _____

Seller _____ Date/Time _____ ←
Print _____

Buyer Initials _____ / _____ / _____ / _____

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SECTION

04

INSPECTIONS

7975 NW LOGAN ROAD

LINCOLN CITY, OR | SECTION 4 OF 5

GEO MECHANICS

GEOMechanics
1049 SW Baseline St.,
Suite D-450
Hillsboro, OR 97123
(971) 867-0912

January 14, 2026
File No. 5106-001

James Hitchcock
jmhitch@hotmail.com
832-926-6212

Subject: Geotechnical Evaluation Report
7975 NW Logan Rd, Lincoln City, OR

Dear Mr. Hitchcock:

A site visit to the above referenced property was performed on the morning of January 5th, 2026. We understand that you are considering purchasing the property but have concerns about the foundation of the house considering that is located on a relatively steep hillside. The following sections present our observations and recommendations, as discussed with you during the site visit.

Site Description and Observations

The above referenced project site is comprised of 4 parcels totaling approximately 7 acres of beach front property which is largely unimproved except for a 2-story single-family home and an access road. There is a relatively steep slope between the lower 1 acre of beach and the upper 6 acres. The house was constructed with concrete footings, masonry walls, and wood frame floors and roof. A wood deck is attached to the west side (rear) of the house and is supported on precast concrete blocks. The deck overlooks the Pacific Ocean and the property on which the house is founded slopes down steeply from east to west. The private road leading from the public road to the house traverses the same slope in the north-south direction. The following observations were made during the site visit:

- There are several locations along the driveway where the hillside has experienced erosion and possible slope failures in the recent past. Photographs 1 and 2 show the general conditions.
- Settlement of the north west corner of the house has occurred in the past. The floors inside of the house slope toward this corner. In the crawl space it was observed that the floor joists appear to have been shimmed which is an indication that the house may have been lifted in the past to reduce sloping due to settlement. There is also a foundation crack along the west foundation wall due to settlement. The cause of the settlement may be due to fill soils placed to level the site during the original construction or by movements of the adjacent hillside due to a slow-moving landslide. Photographs 3 to 5 show these conditions.
- Many of the deck footings have experienced settlement in the past likely due to their being very shallow and placed on loose, steeply graded soils that are eroding. It is also possible

that these footings are moving because of sliding of the adjacent hillside. This condition is shown in Photograph 6.

- Two floor joists in the crawl space were observed to be unsupported. See photograph 7.
- There is no damp proofing in the crawl space.

Geologic Hazards

The Oregon Department of Geology and Mineral Industry (DOGAMI) geohazard maps were reviewed for the purpose of identifying potential geologic hazards on the property. The following is a summary of the most critical geologic hazards. Screen shots of the DOGAMI maps are included in the attachments.

- The property is within a coastal erosion hazard zone. The house and most of the road way are in low to moderate hazard zones. The beach front and areas down below the house and roadway are in high and very high hazard zones.
- The property is within a high to very high landslide hazard zone. The hazard maps indicate that area just below the house and driveway is the head scarp of a past landslide and much of the area between the house and beach consists of landslide deposits. Additionally, there are mapped landslides which appear to be on the east side of the property.
- The beach and lower elevation portions of the property are in the floodplain and tsunami evacuation zone.

Recommendations

The following sections include our recommendations.

Driveway Support

The slope on the downhill side of the driveway is very steep, has experienced landslides in the past, and additional slides could occur at any time. This slope could be stabilized using a soil nail wall. A soil nail wall consists of drilling a grid of anchors into the slope, installing a steel reinforcing mesh, and covering the slope with shotcrete. A typical system would consist of approximately 25 to 35-foot-long anchors spaced at 6 foot on center in both directions covered by welded wire fabric, a grid of #4 rebar, and approximately 8 inches of shotcrete. This system should extend along the roadway in the steepest areas and from the road surface down to where the grade angle is reduced. A typical soil nail would be constructed using a 40mm hollow injection bar and cement grout.

Settlement of the House

Settlement of the house may have occurred in the past due to fill soils placed below the foundations, or settlement could be ongoing due to a slow or periodic landslide movements. If the settlement is due to fill soils, it is unlikely that additional movements will occur at this time due to the age of the house. We recommend that monitoring be preformed to determine the cause of the movement. The simplest form of monitoring is performed by installing crack monitoring on the house at observable crack locations. More comprehensive optical monitoring could be also

performed by a surveyor on a periodic basis, or by the installation of an inclinometer to detect ground movements. If these option are selected, we can assist with developing a monitoring plan.

If settlement of the house is determined to be ongoing, it could be stabilized by installing a system of drilled underpinning piles and tiebacks installed directly adjacent to the house footing and connected by a concrete grade beam. The underpinning piles should be designed to carry the weight of the structure and resist soil shearing caused by landslide forces. The tiebacks should be designed to resist lateral soil pressures. It is likely that the piles and tiebacks will be spaced 5 to 6 feet on center and could be approximately 40 feet long.

Settlement of the Deck

Settlement of the deck is likely ongoing due to the shallow footings on the eroding slope. It is also possible that ongoing settlement is occurring due to a slow or periodic landslide movements. Either way, the deck footings will require replacement in the future and it will likely be required that deck footings consist of piles and tiebacks for lateral restraint. Typically the piles and tiebacks will be spaced 5 to 6 feet on center and could be approximately 40 feet long.

Unsupported Floor Joists

Two floor joists in the crawl space were observed to be unsupported. We recommend the addition of a short beam connected to the foundation walls to support these joists.

Dampproofing

We recommend that dampproofing of the crawlspace be installed. Dampproofing should consist of a minimum of 6 mil thickness plastic sheeting and installed per the provisions of the Oregon Structural Specialty Code and the manufactures' recommendations.

The estimated repair options presented above are based solely on our experience on similar projects and provided for the purpose of receiving order-of-magnitude cost estimates from construction contractors only. Regardless of which system is selected, it should be analyzed and designed by a State of Oregon Professional Engineer. In order to design an appropriate repair, we recommend conducting a subsurface exploration program consisting of at least 2 test borings near the house and 2 along the roadway. The depth of the borings should be determined by the engineer overseeing the explorations, but we recommend that the borings extend at least 20 feet into competent bearing material in order to obtain enough information to properly design the system. Please contact us if you have any questions or need additional information.

Sincerely,

GeoMechanics





Jonathan Ciampi, PE
Principal

Attachments

Photograph #1 – Facing northeast. Small slide along the east side of driveway.



Photograph #2 – Facing north west. General view of the slope along the west side of driveway



Photograph #3 – Western foundation wall. Arrow indicates crack location.



Photograph #4 – Crawlspace in NW corner. Shim below joist.



Photograph #5 – Crawlspace in NW corner. Shims below joists.



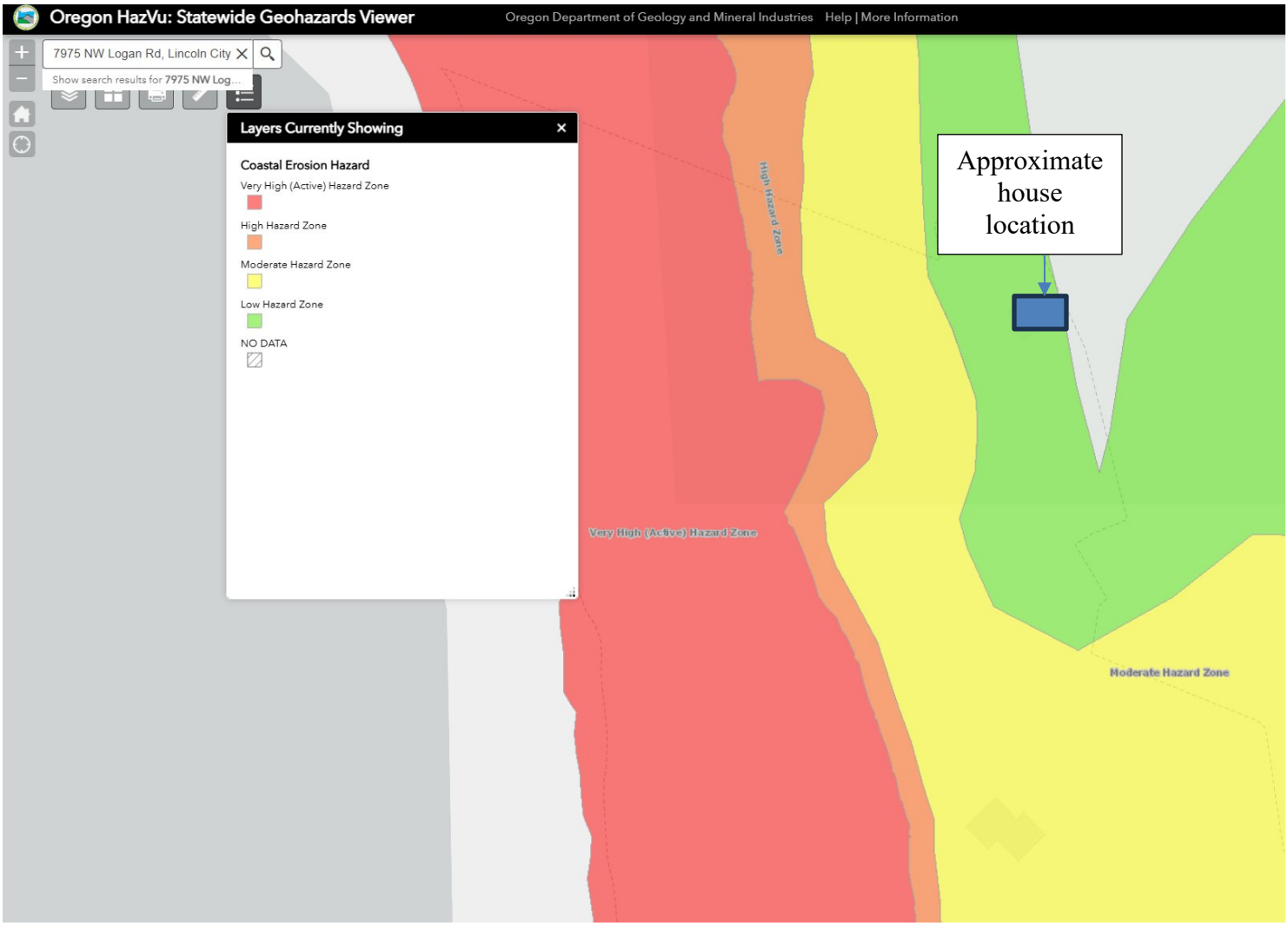
Photograph #6 – Deck footings, facing southeast



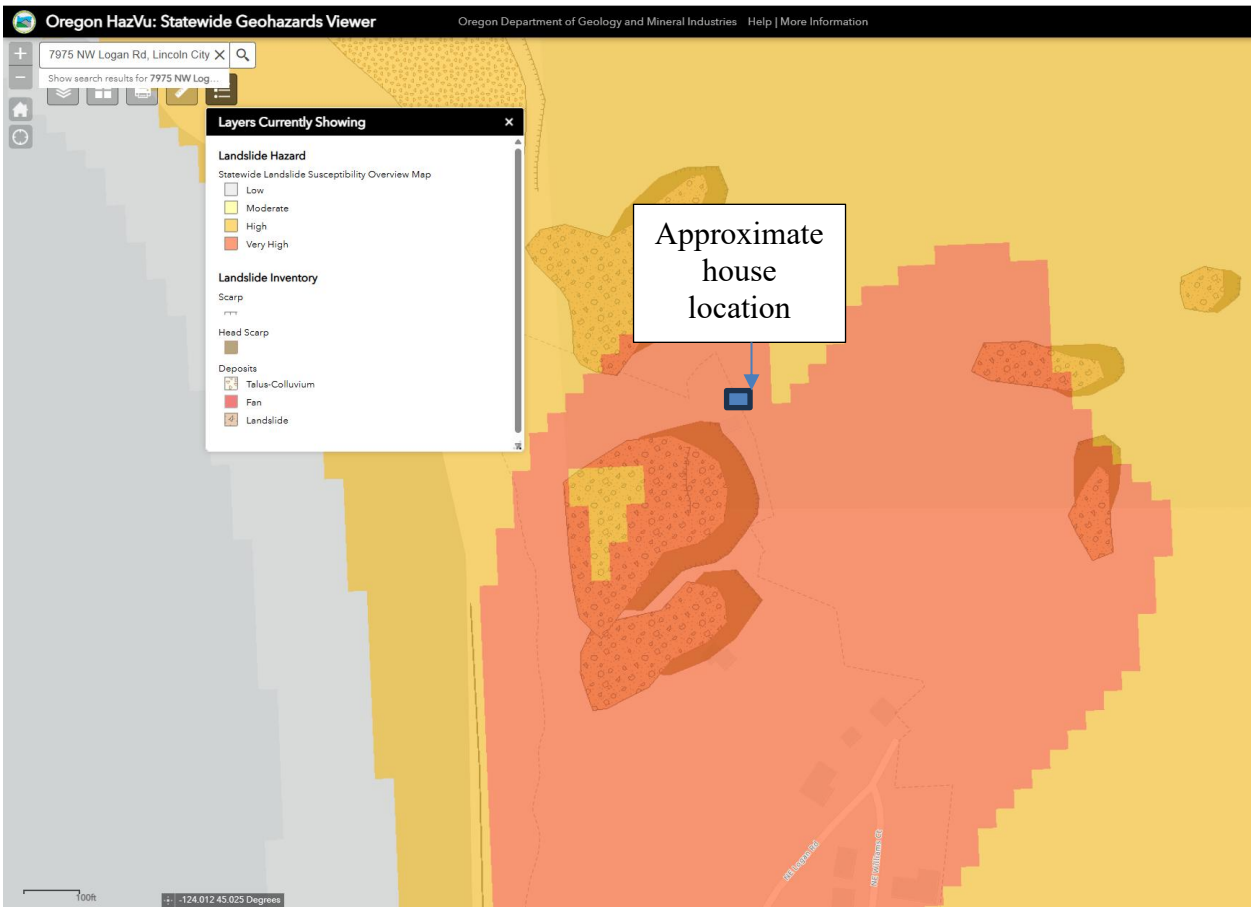
Photograph #7 – Unsupported floor joists



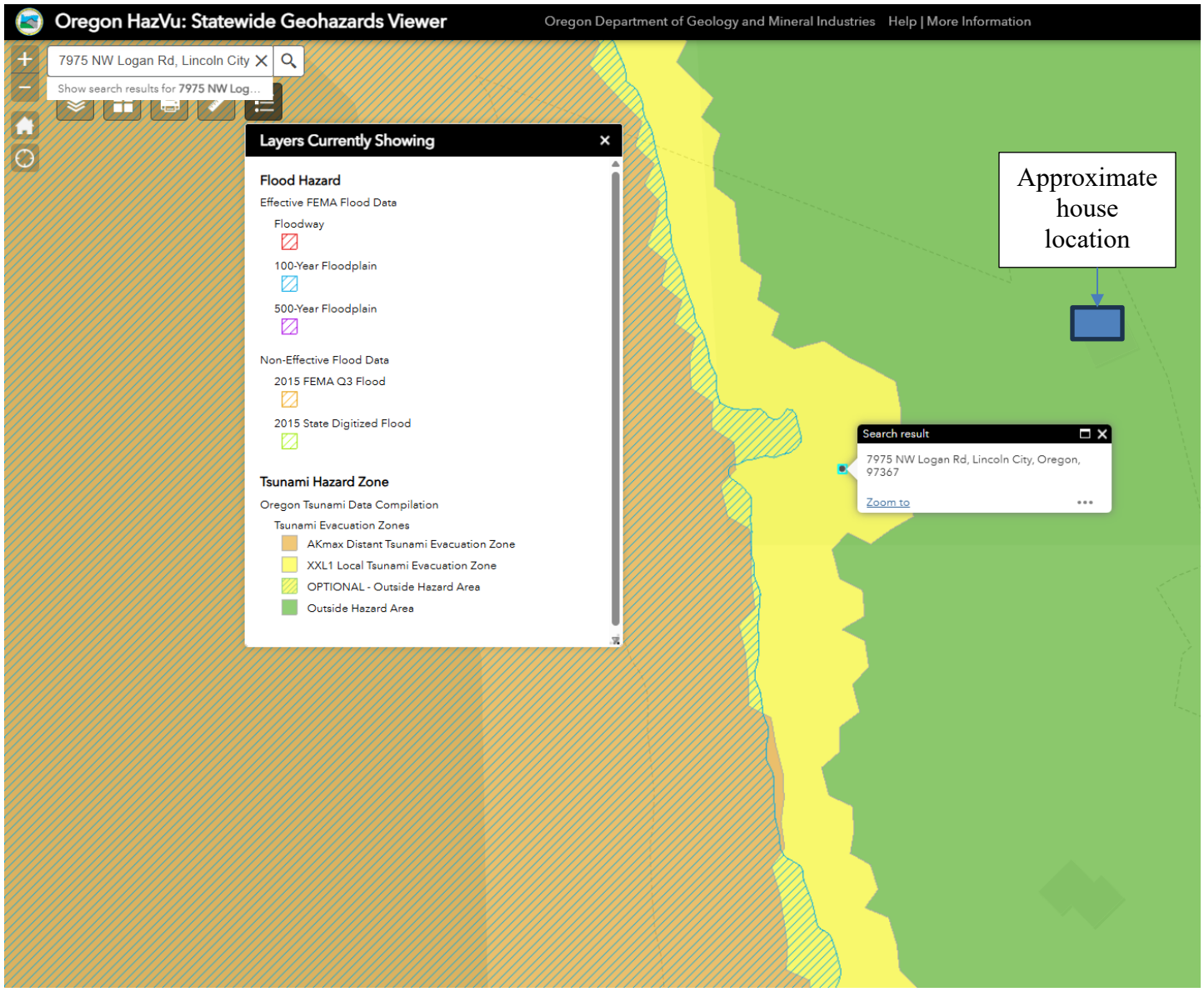
Coastal Erosion Hazard Map from DOGAMI



Land Slide Hazard Map from DOGAMI



Flood and Tsunami Hazard Maps from DOGAMI



SECTION

05

MISC

7975 NW LOGAN ROAD

LINCOLN CITY, OR | SECTION 5 OF 5

United States Department of Agriculture **Forest Service** **Siuslaw National Forest**

Hebo Ranger District
P.O. Box 235
Hebo, OR 97122
503 392-3161

File Code: 2370
Date: September 23, 2021

Dear Cascade Head Property Owner:

In 1974, people who cared deeply about the Cascade Head area had the support of Congress to protect this special place. The Cascade Head Scenic Research Area Act, Public Law 93-535 was enacted, and established Cascade Head as the first Scenic Research Area designated in the United States "to provide present and future generations with the use and enjoyment of certain ocean headlands, rivers, streams, estuaries and forested areas, to ensure the protection, the study of a significant areas for research and scientific purposes and to promote a more sensitive relationship between people and their adjacent environment."

The USDA Forest Service is responsible for the administration of the Cascade Head Scenic-Research Area (CHSRA). Public Law 93-535 established land use standards for retaining landscape subareas within Cascade Head, including on private and public land. The Forest Service is responsible for evaluating proposed activities on non-federally owned properties within the area to meet land use and environmental design criteria.

USDA guidelines were published in accordance to the act and are used to evaluate proposed land use and maintenance activities to ensure these actions do not constitute a substantial change from conditions existing on June I, 1974. As a landowner in the Cascade Head, you have an important role in preserving this treasured landscape.

The intent of this letter is to share the USDA Forest Service review and recommendation process for construction, alteration and vegetation management activities within the CHSRA. This includes proposals *such as* new construction, remodeling, vegetation management, new utilities, or other exterior modification of structure(s) and/or property. The goal of the review is to assist landowners with how construction and vegetation changes can be compatible and complementary to the Cascade Head Scenic-Research Area and consistent with the Management Plan and USDA guidelines, and not constitute a substantial change to the Cascade Head Area.

Pursuant to Section 5 (c) of the Cascade Head Scenic-Research Area Act, Public Law 93-535 and Section 3 of the USDA Final Guidelines, owner(s) of non-federally owned land in the Cascade Head Area are required to notify the Hebo District Ranger in writing of any proposed change in use or maintenance **at least 30 days before the proposed activity or any potential substantial change.** Providing sufficient information including site plans and details (e.g. location and extent of vegetation management/removal) will help expedite the review process. Within 30 days of receipt of a proposal, the Siuslaw Forest Supervisor will make a determination as to whether the proposed activity is considered a substantial change. If additional information is needed to complete the review, the Forest Supervisor will require an additional 30 days to respond with a determination once sufficient information is received.

The goal is to have structures and vegetation management activities remain subordinate to the natural characteristic landscape (agricultural, forests, headland, bluffs, grasslands, and estuary) when viewed from critical viewpoints within the CHSRA and to minimize impact on the natural environment. Landowners can help preserve the scenic values and environmental condition for which this area was designated by thoughtful design and siting to blend and harmonize with the landscape and minimize site impacts to soil, water, and vegetation. Please consider these recommendations while planning to build and/or modify structures or start a significant vegetation removal project on your property:

- Structures and property modifications that blend into the natural surroundings, in which the design borrows size, shape, and color from the natural landscape best meet standards outlined in the USDA guidelines. Generally, structures which are one or two stories meet the intent of the area; however, there may be exceptions depending on individual property setting, and how much the structure would be screened by topography and vegetation from Highway 101, the Salmon River and estuary, and Three Rocks Road. House or structure forms that are horizontal better suit the low hills of Cascade Head, and do not draw as much attention. Larger structures tend to better fit within the scenic guidelines, if they are constructed as a cluster of smaller shapes and forms, rather than a uniform large box. Projections of unique form, color or shine, particularly high on a building, such as tall gables, tend to be dominant on the landscape and so would unlikely meet environmental design criteria. Structures are best suited if subordinate to the natural landscape and subordinate to the tree canopy found at the building site.

- Structure colors that are similar to the natural tones found in the Cascade Head viewsheds fit best with Cascade Head landscape. Greens, browns, grays and other earth tones blend best with the natural surroundings.

- Materials and textures should be non-reflective to avoid shine or glare in the sun or attract unnecessary attention to a structure. Textures that are small scale, such as shingles and siding, fit well, though other sidings are fine if natural colored.

- Structure locations should be sited or positioned on properties in a manner that retains the views and subarea character within Cascade Head. Often, if a house or structure is moved back on the site, or if the positioning can take advantage of topography and/or vegetation pattern including tree screening, it has less impact on the view and is more compatible.

- Trimming or pruning of trees and vegetation generally have low impact on the viewshed and is preferable to total tree removal. Removal of vegetation is specifically restricted to construction sites in the environmental design criteria of the Act. Removal of single or small groups of alders also tends to have little impact. Evergreen removal is more likely to create an obvious change in the landscape, and structures becoming more visible if present. If evergreen removal is proposed, it most meets standards if done in stages, and with a small number taken at a time, so that the impact can be assessed before more are removed. Trees with safety/stability or wildfire defensible space concerns should be addressed. Wildfire defensible spaces should maintain natural appearing vegetation in shape and form near structures. The goal is to keep the overall appearance of vegetation as natural as possible and structures safe and subordinate within the viewshed. Tree removal requires Forest Service review and proposals shall be sent to the District Ranger. If there is an immediate safety concern to life and property (eg. unstable windblown tree leaning over a residence) it will not require a review before removal; however, the District shall be notified and photographs sent before any removal occurs.

- Planting should generally be locally native trees, shrubs and perennials. Plant singly or in odd numbered groupings, rather than in a row. Planting in a random manner appears more natural and as part of the adjacent natural landscape. It is acceptable for homeowners to plant a few non-native garden plants immediately near their house that do not impact the larger views. Please avoid invasive plants such as gorse or blackberry. Forest Service representatives at the Hebo Ranger Station would be happy to help with the type of plants that work well at Cascade Head. A list of native vegetation to Cascade Head is enclosed.

- Road building and other excavation in general has potential impacts on the scenery and environmental quality of Cascade Head. If you propose to grade slopes around your property, they would look most natural if slightly rolling, and not overly flat. Some soil conservation measures will be recommended if excavation work is proposed. Minimizing cut and fill to the greatest extent possible helps to achieve environmental design criteria. Engineered grading plans and/or soils suitability reports may be required. Darker colors of gravel rather than white, and

more natural appearing riprap of rock that is varied in size are more compatible with the natural setting of Cascade Head. If your property is within the potential unstable slopes mapped area included in the Cascade Head Management Plan and attached to this letter, the review will include review by a Forest Service geologist, hydrologist or soil scientist for potential impacts to the estuary. This review is not for the purposes of structure or slope stability finding.

- All appropriate permit processes with other agencies and state, local, and federal governments must also be followed.

Please consider these recommendations while planning to build and modify structures or start a vegetation project on your Cascade Head property. It is my intent that having this information will help to make the Forest Service review process clearer when you propose a project on Cascade Head

Please call the Hebo Ranger District front desk at 503-392-5100 or email Traci Merritt, our Recreation and Lands Staff and Landscape architect, at traci.merritt@usda.gov, to schedule a field review or for a preliminary conversation about the Cascade Head Scenic And Research Area Act guidelines, as you begin your project planning.

Sincerely,

WILLIAM J. CONROY
District Ranger

Attachments (3)
Cascade Head Scenic Research Area Management Plan Information
Other Cascade Head Property Owner Resources
Cascade Head Scenic Research Area Native Plant List

Cascade Head Scenic Research Area (CHSRA) Management Plan Information

Cascade Head standards and guidelines are contained in the Final Environmental Impact Statement for the Management Plan, Cascade Head Scenic Research Area, 1976 found at https://go.usa.gov/xyp7m. The Cascade Head Scenic-Research Area Act, Public Law 93-535 can be found in Appendix I.

Listed below are excerpts from the management plan; and further information and guidance on Scenery and Visual Quality can be found in this document.

Excerpt from the Final Environmental Impact Statement for the Management Plan:

D. Management Direction

1. Area Direction

f. **Visual Values** (p.65) – Visual values within CHSRA will be managed to meet the visual management objectives discussed on p. 35. These apply basically to new proposals for the area that would constitute a "substantial change" in use as defined in Office of the Secretary, Notice of Final Guidelines for CHSRA (Federal Register Vol. 40-No 194, October 6, 1975) found in Appendix II.

Most of the Area has the scenery or "visual quality" objective of retention.

10. Visual Resource (p. 35 - 39)

Retention: "provides for management activities which are not visually evident. Activities may only repeat form, line, color, and texture frequently found in the characteristic landscape." **(**p.38, Also see map on p. 39)

2. Subarea Direction (p. 36)

d. Lower Slope-dispersed residential subarea:

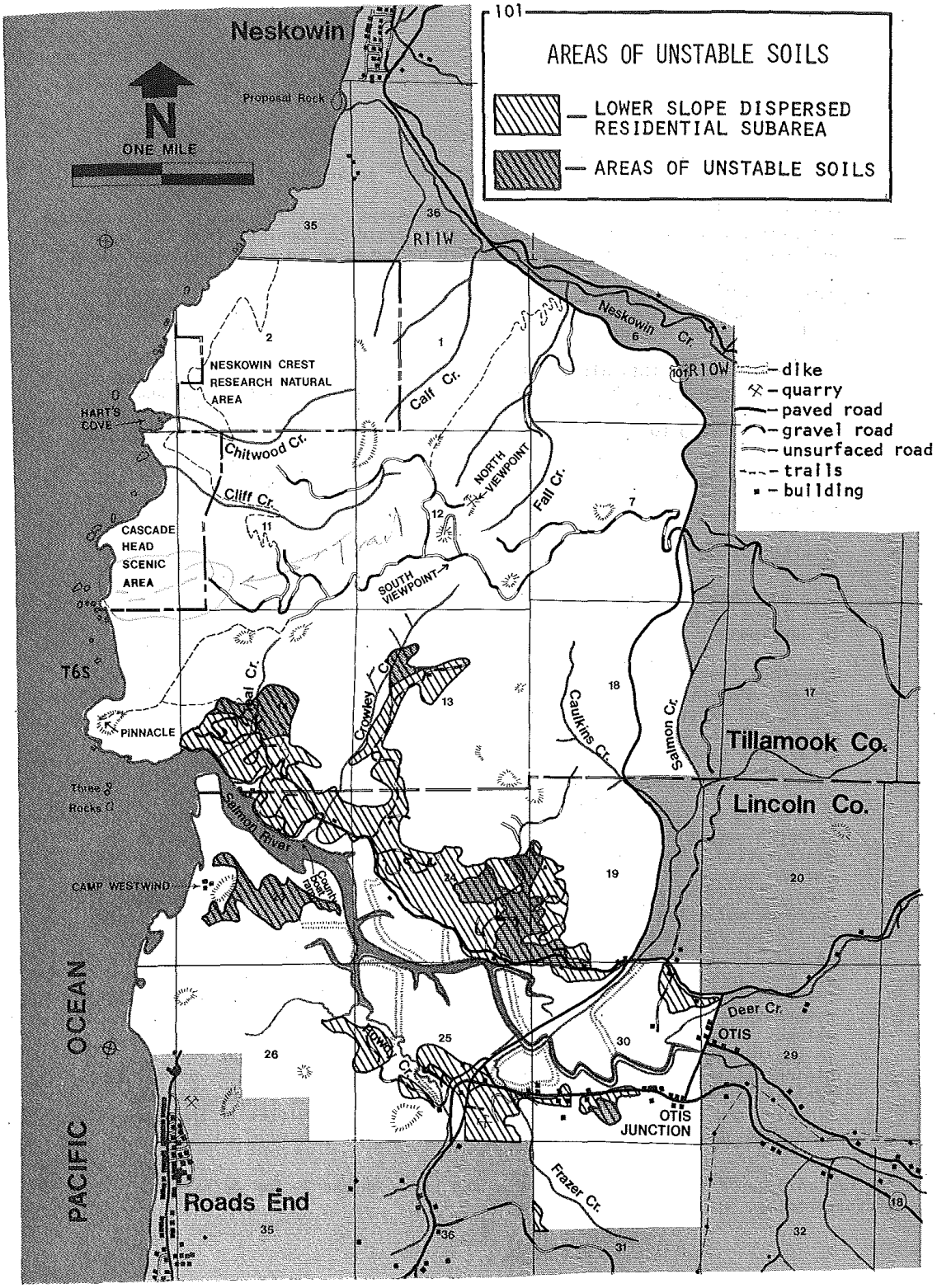
"Any new development must retain the characteristic landscape for the subarea, as defined on page 36 (of the Plan.) (p. 84)

"The Act requires maintenance of the scenic, soil, watershed, fish and wildlife values within this subarea."

"About 30 percent of the land within this subarea has unstable soil characteristics (see map on page 101). Careful location of any additional developments is required to prevent soil movement and accompanying degradation of the scenic and watershed values." (page 83.)

"Any new development must meet all State and county sewer, water, zoning and building requirements."(p.84.)

"If a proposed development is in an area of unstable soil, shown on the map on page 101, a soil scientist will be consulted to assure protection of the soil values." (p. 84.)



- If your property is within the potential unstable slopes mapped area in the Cascade Head Management Plan, a Forest Service hydrologist will review for potential impacts to the estuary. This review is not for the purposes of structure or slope stability finding.

Excerpts from the USDA Secretary Final Guidelines

The USDA guidelines published in the Federal Register, Vol. 40, No. 194 (Oct. 6, 1975) are found in Appendix II of the Final Environmental Impact Statement for the Management Plan, Cascade Head Scenic Research Area, 1976 https://go.usa.gov/xyp7m

1. Introduction

a. Purpose. Public Law 93-535 (88 Stat. 1732), enacted on December 22. 1974, established the Cascade Head Scenic-Research Area. Section 5(b) of the Act requires the Secretary to publish guidelines which shall be used by him to determine what constitutes a substantial change in land use or maintenance for the non- federally owned property within the Area. The general management objectives applicable to the entire Area and the preliminary management objectives of each subarea were used in developing these guidelines.

b. Scope. These guidelines will be used by the Secretary in determining what constitutes a substantial change in *land use purpose, and manner, and maintenance from conditions existing on June 1, 1974.* Any change which is proposed or occurs after June 1, 1974, will be evaluated against these guidelines. The date, June 1, 1974, is designated in Public Law 93-535.

d. Definitions

(5) **Base Property** means a single contiguous land ownership existing on June 1, 1974. Property includes the structures and other improvements on the land;

(7) **Environmental Design Criteria** include the following standards for construction activities:

(a) the design borrows colors, shapes, materials, and other conditions from the surrounding natural environment and is planned to complement the natural setting;
(b) vegetative cover disturbance is limited to the construction site;
(c) erosion control measures are adequate to protect the soil, water, and other environmental values; and
(d) roads are located and constructed to minimize impact on the land and should not be wider than necessary**.**

b. Notification of Substantial Change

c. Response to Notification of Proposed Change.

d. Response to Substantial Change if Prior Notice is not given. When an owner(s) make a substantial change under these guidelines without prior notice, Section 5(c) of the Act is violated. The Forest Supervisor may notify the owner(s) that the change is a substantial change and that the Secretary may acquire his property by condemnation. [A substantial change determination is filed and indicates that the property lost the protection granted in Section 5(c) of the Act]

4. Guidelines

a. **Purpose of Use Categories** The following Purpose of Use Categories are defined. Each base property in the Area will have at least one of these categories: Agriculture, Forestry, Public, Commercial Service, Recreation and/or Educational, Residential-Occupied,

Residential-Unoccupied, Unimproved Property, Scenic and Scientific. (See Final Guidelines for definitions of each of these categories.)

b. Effect of a Change in Purpose of Use Category A change in the purpose of use of a base property which would have the effect of changing, adding, or deleting a purpose of use category will be considered a substantial change.

c. Effect of a Change in the Manner of Use A substantial change may occur in the manner of use without any change in the purpose of use.

(1) Except as provided in 4.c.(2), the Forest Supervisor will consider but is not limited to the following in determining if there has been a substantial change in manner of use:
   (a) Change in the kind of use; i.e., the kind of crops, livestock, services, and other items;
   (b) Change in the intensity of use;
   (c) Change in the impact on visual quality;
   (d) Change in the vegetation, as in the removal or addition of shrubs and trees;
   (e) Change in the number of buildings on the property, except the construction of residential amenities such as garages, woodsheds, building additions, etc., which meet the environmental design criteria;
   (f) Change in existing structures, as in replacement or reconstruction, and including whether the change approximates conditions existing on June 1, 1974, or meets environmental design criteria;
   (g) Changes in the transportation system.

(2) The following will not be considered a substantial change in manner of use:
   (a) Construction or placement of a residential building when such residential construction or placement is in accord with the general management objectives for the Area and primary management objectives for the Lower Slope-Dispersed Residential subarea as stated in the Act.
   (b) Timber harvest activity which meets the purposes of the Act for research or the preservation of the timber resources when imminently threatened by fire, old age, infestation, or similar natural occurrences, and this harvest activity occurs under conditions approved by the Forest Supervisor.

2. Provisions of Guidelines

a. Acquisition of Land

(2) The Act provides that, in all subareas of the Area except the estuary and associated wetlands subarea, the Secretary may not acquire any land or interest in land with the consent of the owner(s) so long as the owner(s) use such land for substantially the same purpose and in the same manner as it was used and maintained on June 1, 1974. However, even if a substantial change has not occurred, the Secretary may acquire any land or interests in land without the consent of the owner(s) when such land is in imminent danger of being used for a different purpose or in a different manner from the use or uses existing on June 1, 1974.

Other Cascade Head Property Owner Resources:

Wildfire and Urban Interface Resources:

Creating natural appearing defensible wildfire space around your home is encouraged. Please refer to national and local Firewise resources on how to best protect your home.

Firewise-USA
https://www.nfpa.org/Public-Education/Fire-causes-and-risks/Wildfire/Firewise-USA

Oregon Department of Forestry
https://www.oregon.gov/odf/fire/Pages/urbaninterface.aspx

Archaeological Sites on Private Lands

Oregon laws protect significant archaeological sites on non-federal public (e.g., state, county, city) and private lands.

Please refer to Oregon State Historic Preservation Office Archaeology Bulletin 1:
https://www.oregon.gov/oprd/OH/Documents/Bulletin1.pdf

For more information contact:

Hebo Ranger District
PO Box 235
Hebo, Oregon 97122
Telephone: 503-392-3161

Native Plants for Recommended for Planting at Cascade Head
April 12, 2013

Scientific name (common names) - best growing locations/habitat noted.

Trees
Picea sitchensis (Sitka Spruce) - all areas
Pinus contorta (Coast Pine) - dune/headland
Pseudotsuga menziesii (Douglas fir) - headland, upland
Tsuga heterophylla (Western Hemlock) - upland complex
Thuja plicata (Western Red Cedar) - moist areas
Acer circinatum (Vine Maple) - upland complex
Alnus rubra (Red Alder) - all areas
Prunus emarginata (Bittercherry) - headland complex
Pyrus fusca (Swamp crabapple) - moist areas
Salix sitchensis (Sitka Willow) - moist areas

Shrubs
Mahonia aquifolium (Oregon Grape) - headland complex
Mahonia nervosa (Cascades Mahonia) - headland, upland
Rhododendron macrophyllum (Coast Rhododendron) - forested areas
Frangula (Rhamnus) (purshiana Cascara) -
Holodiscus discolor (Creambush Rockspirea) -forested areas
Lonicera involucrate (Twinberry) - near estuary
Meziesia ferruginea (Fool's huckleberry) -
Physocarpus capitatus (Ninebark) -
Ribes sanguineum (Coast Red Currant) - upland complex
Rosa gymnocarpa (Baldhip rose) - upland forest, dry areas
Rosa nutkana (Nootka rose) - open areas along the coast, wet areas
Salix hookeriana (Hooker's Willow) - wet areas
Salix lucida var. lasiandra (Pacific Willow) - wet areas
Sambucus callicarpa Red Elderberry, headland) - upland.
Symphoricarpos albus (Snowberry) - headland complex
Vaccinium ovatum (Box Blueberry) - forested areas
Vaccinium ovalifolium (Ovalleaf Whortleberry) - forested areas

Ferns
Adiantum pedatum (Maidenhair fern) - forested areas
Athyrium felix- femina (Lady fern) - moist areas
Blechnum spicant (Deer fern) - forested areas
Dryopteris austriaca (Spreading woodfern) - forested areas
Polypodium glycyrrhiza (Licorice fern) - forested areas
Polystichum minitum (Sword fern) - forested areas
Pteridium aquilinum Bracken fern, open areas.

Berry Vines
Fragaria chiloensis (Coast strawberry) - open areas
Rubus parviflorus (Thimbleberry) - forested areas
Rubus spectabilis (Salmonberry) - forested areas

Ground cover
Arctostaphylos uva-ursi (Kinnickinick) - dune complex
Gualtheria shallon (Salal) - headland complex
Trisetum cernuous (Trisetum) - forested areas

Flowering and miscellaneous plants
Achillea millefolium (Western yarrow) - open areas
Chrysoplenium glechomaefolium (Golden carpet) - moist areas
Dicentra formosa (Bleeding Heart) - forested areas
Disporum smithii (Fairy lanterns) - open areas
Gilia capitata (Blue Thimble Flower) - all areas
Iris tenax (Oregon iris)- forested areas, roadsides
Linum lewisii (Blue Flax) - open areas
Lupinus rivularis (Lupine) - open areas
Maianthemum dilatatum (False Lily of the Valley) - forested areas
Montiasibirica (Candy Flower) - forested areas
Oxalis oregano (Oregon Wood Sorrel) - forested areas
Ranunculus occidentalis (Western buttercup) - open areas
Viola adunca (Blue Violet) - open areas
Viola glabella (Yellow violet) -forested areas
Viola sempervirens (Evergreen Yellow Violet) - forested areas

USDA Forest Service
U.S. DEPARTMENT OF AGRICULTURE

Siuslaw National Forest | Hebo Ranger District | November, 2024



Meeting the Intent

LAND OWNERSHIP WITHIN THE CASCADE HEAD SCENIC RESEARCH AREA ACT

Protecting a Sense of Place

Congressionally Signed December 22, 1974

- This first of its kind legislation was born of a community grassroots effort – (later served as the foundation for the designation of the Columbia River Gorge Scenic Area.) Community advocacy and involvement remain essential for protecting the character and essence of this place. The CHSRA Management Plan provides this guidance.

- The CHSRA Act strives to maintain a enriching relationship between people and the environment. CHSRA is neither a wilderness area, recreation area, nor a cityscape within a human-built environment… it is a mix of human and nature interdependency and reverence.

Provides for use and enjoyment of streams headlands, estuaries and forested areas:

- to ensure study of significant areas for research and scientific purposes.
- to promote a more sensitive relationship between people and their environment.
- to protect and maintain scenic, soil, water, fish and wildlife values.

Preserving Scenic Values

Includes short- and long-range views from trails, roads, homes, ocean, Salmon River, meadows and open spaces.

Preserving a viewshed where landscape forms, natural color and patterns are visually dominant, even with diverse property ownership

Utilizing Conservation Easements

- To maintain scenic qualities
- To sustain existing appropriate land use
- To provide for limited, thoughtful development

For more information:

Siuslaw National Forest - Cascade Head Scenic Research Area
www.fs.usda.gov/siuslaw

Hebo Ranger District

Shawn Rivera, District Ranger
32525 HWY22 Hebo, Oregon 97122
503-392-5100

General CHSRA Guidelines for ALL Landowners

Landowner Responsibilities

- **Public Law 93-535 (88 Statute 732) Requires all landowners within CHSRA to notify of proposed changes at least 30 days in advance.**
- Please contact Siuslaw National Forest, Hebo Ranger District about any proposed changes or removal of trees, new construction, buildings, fencing, driveways, painting colors, ground disturbances.
- Forest resource specialists will provide guidance for how to meet the intent of the Act and if any changes are recommended.
- Lack of compliance may result in adverse consequences, such as fines and/or procedures towards property condemnation.

New developments must meet all water, sewer, zoning and building requirements. Engineered plans and soils suitability reports may be required.

Protect and maintain scenic, soil, watershed, fish, and wildlife values:

- Replicate natural patterns, landscape forms, color, and spacing.
- Earth-tone exteriors for buildings, foundations, retaining walls, fences. Warm greys, muted greens, browns, and wood colorings (avoid bold and bright)
- Non-reflective materials for roofing, windows, poles, fixtures, etc.
- Plant local, plant native trees, shrubs and perennials.
- Homeowners may plant non-natives sparingly, near their homes.
- Please avoid invasive plants and do not impact natural scenic values.

Actions requiring 30-day written notification:

- Cutting or planting trees
- Modifying and painting existing structures
- Building new structures
- Building fences, retaining walls, driveways
- Installing septic systems, drilling wells, modifying pump houses
- Modifying existing structures, adding studios, garages, outbuildings, barns

Frequently Asked Questions

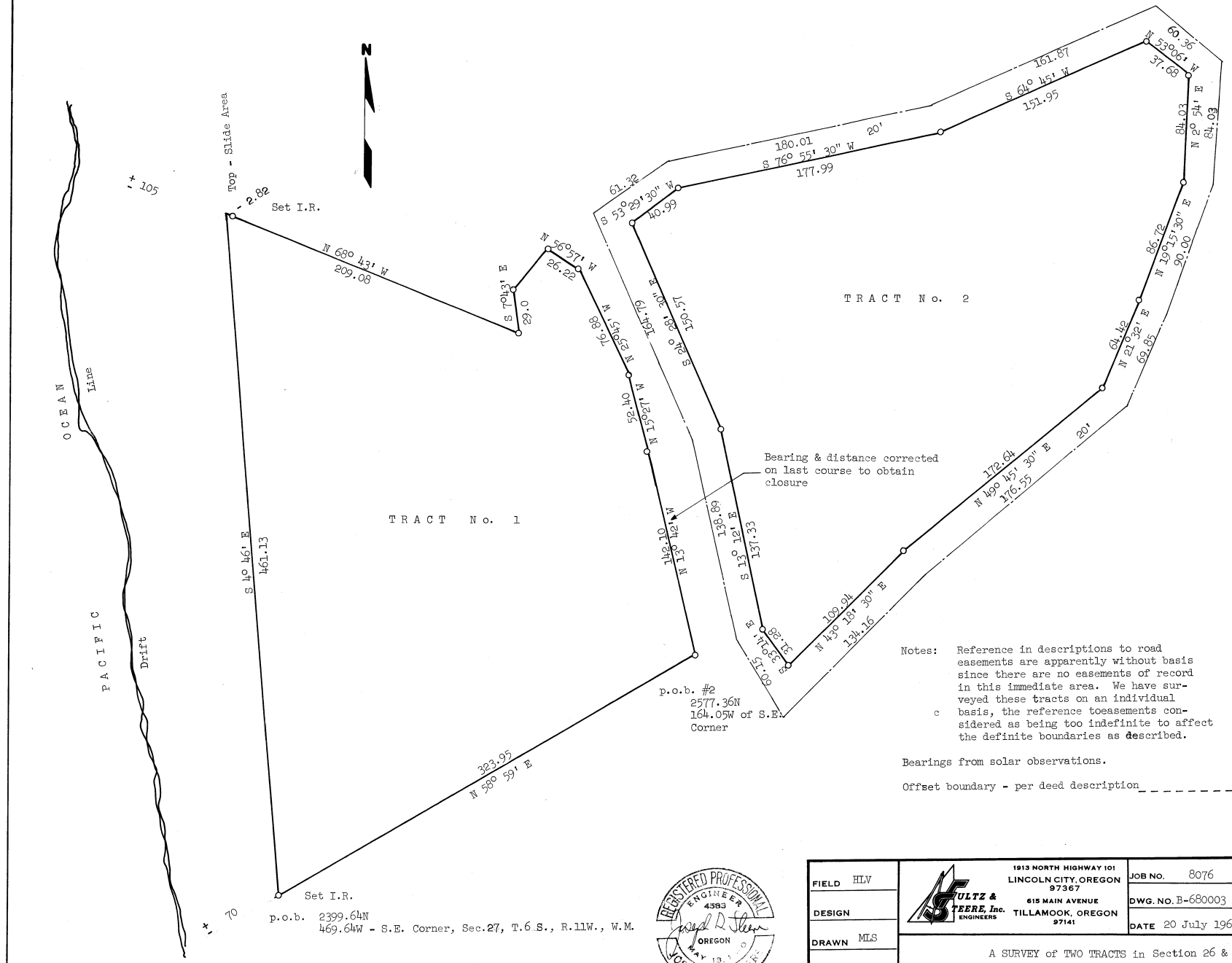
Q – What is the best way to notify the Hebo Ranger District?

A – Send an email to Traci Merritt, Landscape Architect, traci.merritt@usda.gov with proposed actions, questions or a request to visit your project. All reviews are reviewed and signed by the Siuslaw National Forest Supervisor, for the Secretary of Agriculture.

Q – How long does it take?

A – We try our best to complete reviews within 30 days of notification, however, seasonal conditions and project complexities can take more time. Often simple requests can be completed within a couple of weeks.

C.S.# 3800



Notes: Reference in descriptions to road easements are apparently without basis since there are no easements of record in this immediate area. We have surveyed these tracts on an individual basis, the reference toeasements considered as being too indefinite to affect the definite boundaries as described.

Bearings from solar observations.

Offset boundary - per deed description _ _ _ _ _ _ _ _

REGISTERED PROFESSIONAL ENGINEER 4383 OREGON MAY 13, 1970 JOSEPH D. STEERE

FIELD HLV	FULTZ & TEERE, Inc. ENGINEERS	1913 NORTH HIGHWAY 101 LINCOLN CITY, OREGON 97367	JOB NO. 8076
DESIGN		615 MAIN AVENUE TILLAMOOK, OREGON 97141	DWG. NO. B-680003
DRAWN MLS			DATE 20 July 1968
CHECKED JDS	A SURVEY of TWO TRACTS in Section 26 & Section 27, Township 6 South, Range 11 West of the Willamette Meridian, Lincoln County, Oregon		
SCALE 1"=50'	for: Mr. William H. Brandt		

CHART-PAK, INC. LEEDS, MASS. SPH 4782

C.S.# 3800