

## Property Information

Property Number	29-084-0-202.00-0	Property Address:
Owner Name	TINDALL DEBORAH J TRUSTEE ETAL	HOPKINS RD
Owner Address	260 BRAINARD BOARDMAN OH 44512	
Tax Set	29 BOARDMAN TWP BOARDMAN LSD	
School District	5002 BOARDMAN LSD	
Neighborhood	03800 Sylvia to Pierce Drive	Tax Payer Address:
Use Code	500 Residential - Vacant Land	TINDALL DEBORAH J TRUSTEE
Acres	6.27000	260 BRAINARD DR
		BOARDMAN OH 44512
		USA
Description	GL 1 DIV 4	

## Assessment Info

## Current Value

## Recent Transfer

Board of Revision	N	Mkt Land Value	\$31,780	Valid Sale	N
Homestead/Disability	N	CAUV	\$0	# Parcels	4
Owner Occupied	N	Mkt Impr Value	\$0	Deed Type	8E-CERT OF TRANS EX
Divided Property	N	Total	\$31,780	Amount	\$0
New Construction	N	<b>Current Tax</b>		Sale Date	6/2/2017
Foreclosure	N	Annual Tax *	\$721.98	Conveyance	
Other Assessments	N	Paid **	\$360.99	Deed #	2236
Front Ft.	0	Delq	\$0.00		

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Card 1 of 0

Next Card &gt;&gt;

## Land

Land Type	Acres	Square Ft.	Actual Frontage	Eff. Frontage	Depth	No Of Units	Value
ASSubTotal	6.27000	0	.00000	.00000		0	\$31,780

## CAUV Land

No CAUV Land On This Property

## Card - 1

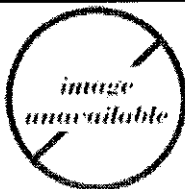
## Improvements

IMPR Type	Description	Area	Length	Width	Year Built
No Improvements Found					

## Card - 1

## Property Sketch and Photos -- Card 1

## Property Sketch



## Property Information

Property Number	29-073-0-353.00-0	Property Address:
Owner Name	TINDALL DEBORAH J TRUSTEE ETAL	HOPKINS RD
Owner Address	260 BRAINARD BOARDMAN OH 44512	
Tax Set	29 BOARDMAN TWP BOARDMAN LSD	
School District	5002 BOARDMAN LSD	
Neighborhood	03800 Sylvia to Pierce Drive	Tax Payer Address:
Use Code	500 Residential - Vacant Land	TINDALL DEBORAH J TRUSTEE
Acres	11.24000	260 BRAINARD DR
	Description	BOARDMAN OH 44512
	GL 2 DIV 4	USA

## Assessment Info

## Current Value

## Recent Transfer

Board of Revision	N	Mkt Land Value	\$43,350	Valid Sale	N
Homestead/Disability	N	CAUV	\$0	# Parcels	4
Owner Occupied	N	Mkt Impr Value	\$0	Deed Type	8E-CERT OF TRANS EX
Divided Property	N	Total	\$43,350	Amount	\$0
New Construction	N	<b>Current Tax</b>		Sale Date	6/2/2017
Foreclosure	N	Annual Tax *	\$984.94	Conveyance	
Other Assessments	N	Paid **	\$492.47	Deed #	2236
Front Ft.	0	Delq	\$0.00		

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## Land

Land Type	Acres	Square Ft.	Actual Frontage	Eff. Frontage	Depth	No Of Units	Value
ASSubTotal	11.24000	0	.00000	.00000		0	\$43,350

## CAUV Land

No CAUV Land On This Property

## Card - 1

## Improvements

IMPR Type	Description	Area	Length	Width	Year Built
No Improvements Found					

## Card - 1

## Property Sketch and Photos - Card 1

## Property Sketch



## Property Information

Property Number	29-084-0-205.00-0	Property Address:
Owner Name	TINDALL DEBORAH J TRUSTEE ETAL	HOPKINS RD
Owner Address	260 BRAINARD BOARDMAN OH 44512	
Tax Set	29 BOARDMAN TWP BOARDMAN LSD	
School District	5002 BOARDMAN LSD	
Neighborhood	03800 Sylvia to Pierce Drive	Tax Payer Address:
Use Code	500 Residential - Vacant Land	TINDALL DEBORAH J TRUSTEE
Acres	.02600	260 BRAINARD DR
		BOARDMAN OH 44512
		USA
Description		
LOT 180 SEC N 4 X 280 IRR HERRON HTS REP 4		

## Assessment Info

## Current Value

## Recent Transfer

Board of Revision	N	Mkt Land Value	\$850	Valid Sale	N
Homestead/Disability	N	CAUV	\$0	# Parcels	4
Owner Occupied	N	Mkt Impr Value	\$0	Deed Type	8E-CERT OF TRANS EX
Divided Property	N	Total	\$850	Amount	\$0
New Construction	N	<b>Current Tax</b>		Sale Date	6/2/2017
Foreclosure	N	Annual Tax *	\$19.48	Conveyance	
Other Assessments	N	Paid **	\$9.74	Deed #	2236
Front Ft.	0	Delq	\$0.00		

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Card 1 of 0

Next Card &gt;&gt;

## Land

Land Type	Acres	Square Ft.	Actual Frontage	Eff. Frontage	Depth	No Of Units	Value
L1Regular Lot	.02570	0	4.00000	4.00000	280.00000	0	\$850

## CAUV Land

No CAUV Land On This Property

## Card - 1

## Improvements

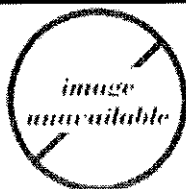
IMPR Type	Description	Area	Length	Width	Year Built
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No Improvements Found

## Card - 1

## Property Sketch and Photos - Card 1

## Property Sketch



## Property Information

Property Number	29-084-0-203.01-0	Property Address:
Owner Name	TINDALL DEBORAH J TRUSTEE ETAL	HOPKINS RD
Owner Address	260 BRAINARD BOARDMAN OH 44512	
Tax Set	29 BOARDMAN TWP BOARDMAN LSD	
School District	5002 BOARDMAN LSD	
Neighborhood	03800 Sylvia to Pierce Drive	Tax Payer Address:
Use Code	500 Residential - Vacant Land	TINDALL DEBORAH J TRUSTEE
Acres	.46100	260 BRAINARD DR
		BOARDMAN OH 44512
		USA
Description	GL 1 DIV 4	

## Assessment Info

## Current Value

## Recent Transfer

Board of Revision	N	Mkt Land Value	\$3,150	Valid Sale	N
Homestead/Disability	N	CAUV	\$0	# Parcels	4
Owner Occupied	N	Mkt Impr Value	\$0	Deed Type	8E-CERT OF TRANS EX
Divided Property	N	Total	\$3,150	Amount	\$0
New Construction	N	<b>Current Tax</b>		Sale Date	6/2/2017
Foreclosure	N	Annual Tax *	\$71.42	Conveyance	
Other Assessments	N	Paid **	\$35.71	Deed #	2236
Front Ft.	0	Delq	\$0.00		

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Card 1 of 0

Next Card &gt;&gt;

## Land

Land Type	Acres	Square Ft.	Actual Frontage	Eff. Frontage	Depth	No Of Units	Value
ASSubTotal	.46100	0	.00000	.00000		0	\$3,150

## CAUV Land

No CAUV Land On This Property

## Card - 1

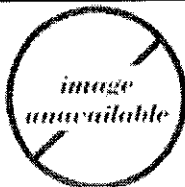
## Improvements

IMPR Type	Description	Area	Length	Width	Year Built
No Improvements Found					

## Card - 1

## Property Sketch and Photos -- Card 1

## Property Sketch



## CONSUMER GUIDE TO AGENCY RELATIONSHIPS **Byce Realty, Expires 12/31/2019**

We are pleased you have selected Byce Realty to help you with your real estate needs. Whether you are selling, buying or leasing real estate Byce Realty can provide you with expertise and assistance. Because this may be the largest financial transaction you will enter into, it is important to understand the role of the agents and brokers with whom you are working. Below is some information that explains the various services agents can offer and their options for working with you:

**Representing the Sellers:** Most sellers of real estate choose to list their home for sale with a real estate brokerage. When they do so, they sign a listing agreement that authorizes the brokerage and the listing agent to represent their interests. As the seller's agent, the brokerage and listing agent must: follow the seller's lawful instructions, be loyal to the seller, promote the seller's best interests, disclose material facts to the seller, maintain confidential information, act with reasonable skill and care, and account for any money they handle in the transaction. Also, in rare circumstances, a listing broker may offer "sub-agency" to other brokerages which would represent the seller's interests and owe the seller these same duties.

**Representing Buyers:** When purchasing real estate, buyers usually want to be represented in the transaction, and choose to work with a real estate agent. This is referred to as buyer's agency. A brokerage and agent that agree to represent a buyer's interest in a transaction must: follow the buyer's lawful instructions, be loyal to the buyer, promote the buyer's best interests, disclose material facts to the buyer, maintain confidential information, and account for any money they handle in the transaction. **Dual Agency:** Occasionally, the same agent and brokerage that represent the seller also represent the buyer. This is referred to as dual agency. When a brokerage and its agents become "dual agents," they must maintain a neutral position between the buyer and the seller. They may not advocate the position of one client over the best interests of the other client, or disclose any personal or confidential information to the other party without written consent. **Representing Both the Buyer & Seller:** On occasion, the buyer and seller will each be represented by two different agents from the same brokerage.

In this case, the agents may each represent the best interest of their respective clients. Or, depending on company policy, the agents may both act as dual agents and remain neutral in the transaction. When either of the above occurs, the brokerage will be considered a dual agent. As a dual agent, the brokerage and its managers will maintain a neutral position and cannot advocate for the position of one client over another. The brokerage will also protect the confidentiality of all parties. **Working with Byce Realty** Byce Realty does offer representation to both buyers and sellers. Therefore, the potential exists for an agent to represent a buyer who wishes to purchase property listed with a different agent within our company. If this occurs, each agent will represent their own client, but Byce Realty and its managers will act as a dual agent. This would mean the brokerage and its managers will maintain a neutral position and not take any actions that will favor one side over the other. Byce Realty will still supervise both agents to assure that their respective clients are being fully represented and will protect the parties' confidential information. In the event that both the buyer and seller are represented by the same agent, the agent and Byce Realty will act as a dual agent but only if both parties agree. As a dual agent, they will treat both parties honestly, prepare and present offers at the direction of the parties, and help the parties fulfill the terms of any contracts. They will not, however, disclose any confidential information that would place one party at an advantage over the other or advocate or negotiate to the detriment of either party. If Byce Realty is not compensated by the listing broker or the seller, its compensation will be paid by the buyer, pursuant to a written agreement with the buyer. If dual agency occurs, you will be asked for your consent to that in writing. If you do not agree to your agent acting as a dual agent, you can ask that another agent from our company be assigned to represent you or you may seek representation from another brokerage. As a buyer, you may also choose to represent yourself on properties Byce Realty has listed. In that instance, Byce Realty will represent the seller and you would represent your own best interests. Because the listing agent has a duty of full disclosure to the seller, you should not share any information with the listing agent that you would not want the seller to know. **Working with Other Brokerages:** When Byce Realty lists property for sale, it also cooperates with, and offers compensation to, other brokerages that represent buyers. Byce Realty does reserve the right, in some instances, to vary the compensation it offers to other brokerages. However, as a seller, you should understand that even if Byce Realty shares a fee with a brokerage representing the buyer it does not mean that you will be represented by the buyer's brokerage. Byce Realty will represent your best interests as the buyer's brokerage will represent the buyer. When acting as a buyer's agent, Byce Realty accepts compensation offered by the listing broker. If the property is not listed with any broker, or the listing broker does not offer compensation, we will attempt to negotiate for a seller-paid fee.

**Representation of Multiple Clients:** Byce Realty, and its licensee acting as Buyers Agents, may show the same property to more than one represented Buyer. If more than one represented Buyer Client desires to purchase the same property, the individual licensee showing the property to Buyer Clients will act as the Designated Agent of each Buyer Client. In this situation, Byce Realty and its individual licensees shall take no action that would be detrimental to the other Buyers Clients and will maintain each Buyer Client's confidentiality. In the event that Byce Realty is the listing company, a dual agency is also created. We hope you find this information to be helpful to you as you begin your real estate transaction. When you are ready to enter into a transaction, you will be given an Agency Disclosure Statement that specifically identifies the role of the agents and brokerage.

It is illegal, pursuant to the Ohio Fair Housing Law, Division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing law, 42 U.S.C.A. 3601, as amended, to refuse to sell, transfer, assign, rent, lease, sublease or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services. It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes. We hope you find this information to be helpful to you as you begin your real estate transaction. When you are ready to enter into a transaction, you will be given an Agency Disclosure Statement that specifically identifies the role of the agents and brokerages. Please ask questions if there is anything you do not understand. Because it is important that you have this information Ohio law requires that we ask you to sign below, acknowledging receipt of this consumer guide. Your signature will not obligate you to work with our company if you do not choose to do so.

Jay Tindall  
 Name (Please Print)  
[Signature] 8/4/18  
 Signature Date

\_\_\_\_\_  
 Name (Please Print)  
 \_\_\_\_\_  
 Signature Date



# AGENCY DISCLOSURE STATEMENT

The real estate agent who is providing you with this form is required to do so by Ohio law. You will not be bound to pay the agent or the agent's brokerage by merely signing this form. Instead, the purpose of this form is to confirm that you have been advised of the role of the agent(s) in the transaction proposed below. (For purposes of this form, the term "seller" includes a landlord and the term "buyer" includes a tenant.)

Property Address: \_\_\_\_\_

Buyer(s): \_\_\_\_\_

Seller(s): \_\_\_\_\_

## I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by \_\_\_\_\_, and \_\_\_\_\_  
AGENT(S) BROKERAGE

The seller will be represented by \_\_\_\_\_ and \_\_\_\_\_  
AGENT(S) BROKERAGE

## II. TRANSACTION INVOLVING TWO AGENTS IN THE SAME BROKERAGE

If two agents in the real estate brokerage \_\_\_\_\_ represent both the buyer and the seller, check the following relationship that will apply:

- ☐ Agent(s) \_\_\_\_\_ work(s) for the buyer and Agent(s) \_\_\_\_\_ work(s) for the seller. Unless personally involved in the transaction, the broker and managers will be "dual agents", which is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information.
- ☐ Every agent in the brokerage represents every "client" of the brokerage. Therefore, agents \_\_\_\_\_ and \_\_\_\_\_ will be working for both the buyer and seller as "dual agents". Dual agency is explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* \_\_\_\_\_

## III. TRANSACTION INVOLVING ONLY ONE REAL ESTATE AGENT

Agent(s) \_\_\_\_\_ ByceAuction & Realty will:

- ☐ be "dual agents" representing both parties in this transaction in a neutral capacity. Dual agency is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* \_\_\_\_\_
- ☐ represent only the (check one) XXXX seller in this transaction as a client. The other party is not represented and agrees to represent his/her own best interest. Any information provided the agent may be disclosed to the agent's client.

## CONSENT

I (we) consent to the above relationships as we enter into this real estate transaction. If there is a dual agency in this transaction, I (we) acknowledge reading the information regarding dual agency explained on the back of this form.

BUYER/TENANT \_\_\_\_\_ DATE \_\_\_\_\_

SELLER/LANDLORD \_\_\_\_\_ DATE \_\_\_\_\_

BUYER/TENANT \_\_\_\_\_ DATE \_\_\_\_\_

SELLER/LANDLORD \_\_\_\_\_ DATE \_\_\_\_\_

Original: Listing Broker Copies to Seller, Buyer, Selling Broker

## VACANT LAND DISCLOSURE STATEMENT

Date: 8/4, 2018Page 1 of 3

This seller's disclosure statement concerns the real property located in the City of Boardman, County of Mahoning, State of Ohio, described as Vacant Land Hopkins Road

**NOTICE TO SELLER:** Each Seller is obligated to disclose to a buyer all known facts that materially and adversely affect the value of the property being sold and that are not readily observable. This disclosure statement is designed to assist Seller in complying with disclosure requirements and to assist Buyer in evaluating the property being considered. The listing real estate broker, the selling real estate broker and their respective agents will also rely upon this information when they evaluate, market and present Seller's property to prospective buyers.

**NOTICE TO BUYER:** This is a disclosure of Seller's knowledge of the condition of the property as of the date signed by Seller and is not a substitute for any inspections, tests or other investigation or warranties that Buyer may wish to obtain. It is not a warranty of any kind by Seller or a warranty or representation by listing broker, the selling broker, or their agents.

**A. SURVEY, EASEMENT, FLOODING**

1. When did you purchase this land? Inherited (purchased by Grandfather > 70 years ago)
2. Has the land been surveyed? ☒ Yes or ☐ No If yes, year surveyed \_\_\_\_\_
3. What company or person performed the survey? Name: \_\_\_\_\_  
Address: \_\_\_\_\_ City/State/Zip \_\_\_\_\_  
Phone: ( ) \_\_\_\_\_
4. Is there a survey available? ☒ Yes ☐ No or ☐ Unknown
5. If this is platted land, has a certificate of survey been completed? ☐ Yes or ☐ No  
If yes, by whom? \_\_\_\_\_ When? \_\_\_\_\_
6. Are there any encroachments or boundary line disputes? ☐ Yes ☒ No or ☐ Unknown
7. Are there any easements other than utility or drainage easements? ☐ Yes ☒ No or ☐ Unknown
8. Is the property in a designated 100 year flood plain or wetland area? ☐ Yes ☒ No or ☐ Unknown
9. Has there ever been a flood or other disaster at the property? ☐ Yes ☒ No or ☐ Unknown
10. Have there ever been any drainage problems affecting this property or adjacent properties?  
☐ Yes ☒ No or ☐ Unknown
11. Is the property in an earthquake zone? ☐ Yes ☒ No or ☐ Unknown
12. Give details if any of questions 5 through 10 were answered "YES" \_\_\_\_\_  
\_\_\_\_\_
13. Are there any navigation easements? ☐ Yes ☒ No or ☐ Unknown

**B. USE RESTRICTIONS**

1. Do any of the following types of covenants, conditions, or restrictions affect the land:
  - a. Subdivision or other recorded covenants, conditions, or restrictions? ☐ Yes ☒ No or ☐ Unknown
  - b. A right of first refusal to purchase? ☐ Yes ☒ No or ☐ Unknown
  - c. Local municipality? ☐ Yes ☒ No or ☐ Unknown
2. If any of the above questions (B1) are answered "YES" do you have written copies of these covenants, conditions, or restrictions? ☐ Yes ☐ No or ☐ Unknown  
List which documents you have: \_\_\_\_\_  
\_\_\_\_\_
2. Have you ever received notice from any person or authority as to any breach of any of these covenants, conditions or restrictions? ☐ Yes ☐ No or ☐ Unknown  
If "YES", describe: \_\_\_\_\_  
\_\_\_\_\_

**C. CONDITION OF THE PROPERTY**

1. Are there any structure improvements, or personal property located in the sale? ☐ Yes or ☒ No  
If "YES" list all items: \_\_\_\_\_
2. Are there any defects or problems with any of these items? ☐ Yes ☒ No or ☐ Unknown  
If "YES" describe all problems and defects: \_\_\_\_\_
3. Are there any abandoned wells, buried storage tanks, or buried debris or waste on the property?  
☐ Yes ☒ No or ☐ Unknown If "YES" give details: \_\_\_\_\_
4. Is there any hazardous or toxic substance (including radon) in or on this property or any adjacent property?  
☐ Yes ☒ No or ☐ Unknown  
If "YES" give details: \_\_\_\_\_

Initials: JL Date: 8/4/18 Time: 10~

IF YOU DO NOT UNDERSTAND THIS DOCUMENT, PLEASE CONSULT AN ATTORNEY

Property Address: Hopkins Road, Boardman OH Page 2 of 3

5. Have any soil tests been performed? ☐ Yes ☒ No or ☐ Unknown.  
When? \_\_\_\_\_ By Whom? \_\_\_\_\_  
Results: \_\_\_\_\_
6. Does the property have any fill or uncompacted soils? ☐ Yes ☒ No or ☐ Unknown  
If "YES" describe location and depth: \_\_\_\_\_
7. Are there any settling or soil movement problems on this property or any adjacent property?  
a. ☐ Yes ☒ No or ☐ Unknown  
If "YES" give details: \_\_\_\_\_
8. Are there any dead or diseased trees on the property? ☐ Yes ☒ No or ☐ Unknown  
If "YES" give details: \_\_\_\_\_

#### D. UTILITIES

1. Have any percolation tests been performed? ☐ Yes ☒ No or ☐ Unknown  
When? \_\_\_\_\_ By Whom? \_\_\_\_\_  
Results: \_\_\_\_\_
2. Are any of the following presently existing within the property?  
a. Connection to public water ☐ Yes ☒ No or ☐ Unknown  
b. Connection to public sewer ☐ Yes ☒ No or ☐ Unknown  
c. Connection to private water system off property ☐ Yes ☒ No or ☐ Unknown  
d. A water well ☐ Yes ☒ No or ☐ Unknown  
e. Septic tank ☐ Yes ☒ No or ☐ Unknown  
f. Connection to electricity ☐ Yes ☒ No or ☐ Unknown  
g. Connection to natural gas services ☐ Yes ☒ No or ☐ Unknown
3. Are any of the following presently existing at the boundary of the property?  
a. Public water system access ☐ Yes ☒ No or ☐ Unknown  
b. Private water system access ☐ Yes ☐ No or ☒ Unknown  
c. Electric service access ☐ Yes ☐ No or ☒ Unknown  
d. Natural gas access ☐ Yes ☐ No or ☒ Unknown  
e. Telephone system access ☐ Yes ☐ No or ☒ Unknown
4. Have any utility access charges been paid? ☐ Yes ☒ No or ☐ Unknown  
If "YES" which charges have been paid? \_\_\_\_\_

#### E. OTHER MATTERS

1. Is there a Homeowners Association? ☐ Yes ☒ No or ☐ Unknown
2. If yes, what are the dues or assessments? \_\_\_\_\_ paid \_\_\_\_\_ monthly/yearly
3. Is there road maintenance? ☐ Public ☐ Private or ☒ Unknown
4. Are there any recorded maintenance agreements? ☐ Yes ☒ No or ☐ Unknown
5. Is there a bus or other public transportation system? ☐ Yes ☐ No or ☒ Unknown

Where is the pick up? \_\_\_\_\_  
Is there anything else that may materially and adversely affect the value or desirability of the property, e.g., pending claims or litigation, notice from any governmental authority for violation of any law or regulation, proposed zoning changes, street changes, threat of condemnation, or neighborhood noise or nuisance?  
☐ Yes ☒ No or ☐ Unknown

If "YES" give details: \_\_\_\_\_

#### F. SELLER'S STATEMENT (To be signed at time of listing)

The undersigned Seller represents that the information set forth in the foregoing disclosure statement is accurate and complete. Sellers do not intend this disclosure statement to be a warranty or guaranty of any kind. Seller hereby authorizes that this information be provided to prospective buyers of this property and to the real estate brokers and sales people. Seller understands and agrees that Seller will notify in writing immediately if any information set forth in this disclosure statement becomes inaccurate or incorrect in any way through the passage of time or the discovery of additional information.

Seller Jay Tindall Date 8/4/8 Time: 10 ~ Seller \_\_\_\_\_ Date \_\_\_\_\_ Time: \_\_\_\_\_

#### G. BUYER'S RECEIPT AND ACKNOWLEDGMENT (To be signed at time of purchase agreement)

I carefully inspected the property. I have been advised to have the property examined by professional inspectors and to investigate every aspect of the property which could be important to me. I acknowledge that neither any Broker or Agent involved in this transaction is an expert at detecting the condition of the property or its suitability for my intended use.

IF YOU DO NOT UNDERSTAND THIS DOCUMENT, PLEASE CONSULT AN ATTORNEY

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Property Address: Hopkins Road, Boardman, OH Page 3 of 3

I understand that unless stated otherwise in my contract with Seller, the property is being sold in its present condition only, without warranties or guarantees of any kind by Seller or any Broker or Agent. I state that no representations concerning the condition of the property are being relied upon by me except as disclosed or stated within the sales contract.

Buyer \_\_\_\_\_ Date \_\_\_\_\_ Time: \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_ Time: \_\_\_\_\_



## VACANT LAND

## SELLER'S DESCRIPTION OF THE PROPERTY

Seller's Name(s) Jay TindallProperty Address Hopkins Road, Boardman, OH

This document is a good faith statement of condition of the above property, as it is known by the Seller as of the date completed; it is not a warranty of the condition of the Property. The Seller makes the following disclosures with the intent that prospective Purchasers may rely on the information as a description of the property to the best of the Seller's knowledge.

The Seller does not possess any expertise in construction, architecture, engineering, or any other specific areas related to the construction, condition or improvements of this property. The following are representations made by the Seller and are not the representations of the Seller's agent. This is not a warranty by the Seller or the Seller's agent.

ONLY the Seller must complete this document. The Seller will describe the condition of the property to the best of her or his knowledge and explain as completely as possible any problems, repairs, and date of repairs.

1. Are the boundary lines of your parcel marked in any way? ☐ Yes ☒ No ☐ Unknown  
If yes, please describe: \_\_\_\_\_
- 1(a). Will your property require a survey? ☐ Yes ☒ No ☐ Unknown
2. Is this land part of a bigger parcel that will require a survey or replat? ☐ Yes ☐ No ☐ Unknown  
If yes, please describe: \_\_\_\_\_
3. Do you know of any encroachments, easements, shared driveways, party walls, or similar conditions that may affect title to the Property? ☐ Yes ☐ No ☐ Unknown  
If yes, please describe: \_\_\_\_\_
4. Has there ever been an environmental audit or assessment of the soil? ☐ Yes ☒ No ☐ Unknown  
If yes, please describe: \_\_\_\_\_
5. Has there ever been any hazardous substances or chemicals stored or spilled on the Property? ☐ Yes ☒ No ☐ Unknown  
If yes, please describe: \_\_\_\_\_
6. Has the Property been tested for radon gas? ☐ Yes ☒ No ☐ Unknown  
If yes, please describe: \_\_\_\_\_
7. Are you aware of any violations of other federal or state Environmental Protection Agency rules or regulations? ☐ Yes ☒ No ☐ Unknown  
If yes, please describe: \_\_\_\_\_
8. Has a percolation test or a soil evaluation been performed on the Property? ☐ Yes ☒ No ☐ Unknown  
If yes, please describe: \_\_\_\_\_
9. Do you know of any flooding, drainage, or grading problems on the Property? ☐ Yes ☒ No ☐ Unknown  
If yes, please describe: \_\_\_\_\_
10. Has the Property ever been designated as a wetland by any federal or state governmental agency? ☐ Yes ☒ No ☐ Unknown  
If yes, please describe: \_\_\_\_\_
11. Is the Property located on a federally designated flood plain? ☐ Yes ☒ No ☐ Unknown  
If yes, please describe: \_\_\_\_\_
12. Do you know of any violations of local, state, or federal laws, building codes and/or zoning ordinances affecting the Property? ☐ Yes ☒ No ☐ Unknown  
If yes, please describe: \_\_\_\_\_
13. Are there currently any subsurface rights, mineral rights, or natural oil or gas or other leases affecting the Property? ☐ Yes ☒ No ☐ Unknown  
If yes, please describe: \_\_\_\_\_
14. Is the Property currently valued for agricultural use by the county auditor? ☐ Yes ☒ No ☐ Unknown  
If yes, please describe: \_\_\_\_\_

15. Is the Property subject to any Agricultural Tax Recoupments (C.A.U.V.)? ☐ Yes ☒ No ☐ Unknown  
If yes, please describe: \_\_\_\_\_
16. Do you know of any excessive settling, slippage, sliding, erosion or other soil stability problems on the Property? ☐ Yes ☒ No ☐ Unknown  
If yes, please describe: \_\_\_\_\_
17. Are there any Improvements to the Property? ☐ Yes ☒ No ☐ Unknown  
If yes, please describe: \_\_\_\_\_
18. Are there any pending lawsuits, foreclosures, divorce actions, tax liens, proposed assessments, utility or mechanics liens, or materialmen's liens, which could affect title to the Property? ☐ Yes ☒ No ☐ Unknown  
If yes, please describe: \_\_\_\_\_
19. Has there been notice of any revaluation of the Property or change in the value or assessments during the last twelve months? ☐ Yes ☒ No ☐ Unknown  
If yes, please describe: \_\_\_\_\_
20. Are there any property tax abatements or assessments on the Property? ☐ Yes ☒ No ☐ Unknown  
If yes, please describe: \_\_\_\_\_
21. Are there any landfills or dumps (compacted or otherwise) in the neighborhood, on the Property, or any portion thereof? ☐ Yes ☒ No ☐ Unknown  
If yes, please describe: \_\_\_\_\_
22. Has there been major damage to the Property from fire, earthquake, flood, tornado, mine subsidence, or other event? ☐ Yes ☒ No ☐ Unknown  
If yes, please describe: \_\_\_\_\_
23. Are there, or have there ever been, any active, opened or closed natural gas or oil wells, or any knowledge of any mines or strip mines in the area or on the Property? ☐ Yes ☒ No ☐ Unknown  
If yes, please describe: \_\_\_\_\_
24. Are there, or have there ever been, any underground storage tanks on the Property? ☐ Yes ☒ No ☐ Unknown  
If yes, please describe: \_\_\_\_\_
25. Was the Property Inherited? If yes, have all probate proceedings been completed? ☒ Yes ☐ No ☐ Unknown
26. Other? \_\_\_\_\_

BFB Bryce, Bryce Realty is hereby authorized to supply this document to the Multiple Listing Services of which \_\_\_\_\_ is a member, to prospective purchasers, and to any person or entity in connection with the actual or anticipated sale of the Property. The information is provided by the Seller. It is not a warranty of any kind by the Seller or the Seller's Agent(s). The information provided is not intended to replace independent professional inspections by the Buyer.

The information contained herein is true and correct to the best of Seller's knowledge and, except as stated above, no material problems exist with respect to the Property as of the date below. Seller further agrees to notify the Buyer of any additional items which may become known prior to recording of the Deed. Seller hereby acknowledges receipt of this document.

SELLER

DATE

SELLER

DATE

Buyer hereby acknowledges receipt of the Seller's Description of the Property. Buyer understands that this information is a description of the Property to the best of the Seller's knowledge and is not a warranty of any kind by Seller or Seller's Agent. Buyer hereby acknowledges that the information contained herein is not a substitute for any independent professional inspections that Buyer may wish to obtain. Buyer further acknowledges that the REALTORS® involved in this transaction made no representations that are inconsistent to the foregoing statements of the Seller.

BUYER

DATE

BUYER

DATE