

Vacant Land Disclosure Statement

TO BE COMPLETED BY SELLER: (Please Print)

Date: 6-19-25, 20

Seller(s): Load Promotions

This seller's disclosure statement concerns the real property located in the County of Wayne, State of Ohio, having an address and parcel number(s) of:

11-00028.001, 11-00028.000, 11-01606.000, 11-01599.000

Are any of the following utilities presently existing on/or available to the property?

Y N

PROVIDED BY:

<input checked="" type="checkbox"/>	Water:	_____
<input checked="" type="checkbox"/>	Sewer:	_____
<input checked="" type="checkbox"/>	Septic:	_____
<input checked="" type="checkbox"/>	Electric:	_____
<input checked="" type="checkbox"/>	Natural Gas or Propane:	_____ Tank: Owned _____ Rented _____
<input checked="" type="checkbox"/>	Internet Service:	_____
<input checked="" type="checkbox"/>	Cable/Satellite Television:	_____

Purpose Statement: This statement is not a warranty of any kind by Seller, Listing Firm or any subagent of Listing Firm. THIS DISCLOSURE IS NOT A SUBSTITUTE FOR INSPECTIONS. ANY POTENTIAL BUYER OF THE PROPERTY IS ENCOURAGED TO OBTAIN A PROFESSIONAL, PERSONAL OR OTHER INSPECTION PRIOR TO PURCHASING, LEASING, EXCHANGING, RENTING OR OFFERING TO PURCHASE THE PROPERTY. THIS VACANT LAND DISCLOSURE STATEMENT IS NOT A REAL PROPERTY DISCLOSURE FORM PROSCRIBED BY R.C. § 5302.30. THIS TRANSACTION IS EXEMPT FROM SUCH A DISCLOSURE AS IT IS UNIMPROVED BY A BUILDING OR OTHER STRUCTURE WITH ONE TO FOUR DWELLING UNITS. THIS DISCLOSURE IS MADE FOR CONVENIENCE AND FACILITATION OF A REAL ESTATE TRANSACTION. SELLER IS NOT ASSUMING ANY LIABILITY FOR FAILURE TO DISCLOSE OR PROVIDE A PROPERTY DISCLOSURE FORM UNDER R.C. § 5302.30.

Instructions to Seller: (1) Complete this form yourself. (2) Report known conditions affecting the Property. (3) Attach additional pages with your signature if additional space is required. (4) Answer ALL questions. (5) If some items do not apply to Property, **check** N/A "Not Applicable". (6) If you do not know the answer to a question or do not understand a question, **check** the answer "Unknown."

In this Statement, the term "is aware" means to have actual knowledge and recollection without any specific inquiry, investigation or inspections. A "no" answer does not mean the condition does not exist but only that Seller is unaware of the condition at the time of completion of this Statement. In this Statement, the answer "unknown" means that Seller is unsure as to Seller's knowledge regarding this particular matter or condition. For example, Seller may not recall facts with enough confidence to provide a yes or no answer.

ALL STATEMENTS MADE IN THIS DISCLOSURE ARE MADE BY SELLER AND ARE NOT REPRESENTATIONS OF ANY AGENT(S) AND/OR SUBAGENT(S) OF SELLER. THE STATEMENTS MADE BY SELLER ARE BASED SOLELY UPON SELLER'S RECOLLECTION AND KNOWLEDGE AND DO NOT CONSTITUTE ANY REPRESENTATION OR WARRANTY BY SELLER AGAINST ANY CONDITIONS THAT MAY EXIST THAT ARE UNKNOWN TO SELLER. THE BUYER IS AGAIN STRONGLY ENCOURAGED TO CONDUCT AND OBTAIN INSPECTIONS OF THE PROPERTY. THIS DISCLOSURE DOES NOT LIMIT THE PARTIES' RIGHT TO CONTRACT TO SELL THE REAL ESTATE "AS IS".

Explain "yes" answers in the blank below each question. Seller is aware of:

		YES	NO	Unknown	N/A
1.	Any drainage or flood problems on the property or adjacent properties?	<input checked="" type="checkbox"/>			
If yes, explain: <i>lower parcel in flood plain</i>					
2.	Any restrictions, covenants, zoning or non-conforming use that affects the land?		<input checked="" type="checkbox"/>		
If yes, explain:					
3.	A current survey on the property?		<input checked="" type="checkbox"/>		
If yes, explain:					
4.	Any encroachments or boundary line discrepancy or disputes?		<input checked="" type="checkbox"/>		
If yes, explain:					
5.	Any easements on the property? (Utility, Drainage, Navigation)	<input checked="" type="checkbox"/>			
If yes, explain: <i>off Rockensburg rd</i>					
6.	Any abandoned wells or buried storage tanks on the property?		<input checked="" type="checkbox"/>		
If yes, explain:					
7.	Any previous or current existence of hazardous conditions or disposal of hazardous substances on the property?	<input checked="" type="checkbox"/>			
If yes, explain: <i>part was land fill</i>					
8.	Has a percolation test been performed on the property?		<input checked="" type="checkbox"/>		
If yes, explain:					
9.	The property being part of or adjacent to any type of landfill?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
If yes, explain:					
10.	Any violations of zoning, setbacks, restrictions, or non-conforming use?		<input checked="" type="checkbox"/>		
If yes, explain:					
11.	Any recorded or unrecorded liens against the property?		<input checked="" type="checkbox"/>		
If yes, explain:					
12.	Any current or future special assessments to the property?		<input checked="" type="checkbox"/>		
If yes, explain:					
13.	Any burial grounds on the property?		<input checked="" type="checkbox"/>		
If yes, explain:					
14.	The property being currently enrolled in any government farm program, C.A.U.V. program or subject to any tax recoupments?		<input checked="" type="checkbox"/>		
If yes, explain:					
15.	Are there any recorded or unrecorded road maintenance agreements?		<input checked="" type="checkbox"/>		
If yes, explain:					
16.	The property subject to any written or oral farm or agricultural leases?		<input checked="" type="checkbox"/>		
If yes, explain:					
17.	The property subject to any timber contracts or timber deeds?		<input checked="" type="checkbox"/>		
If yes, explain:					
18.	Any portion of the property being within a designated 100-year flood plain, floodway or wetlands area?	<input checked="" type="checkbox"/>			
If yes, explain: <i>lower parcel</i>					

19.	Any persons or entities, other than those listed above as "sellers", who claim or have ownership or leasehold interest or first right of refusal option on the property?	<input checked="" type="checkbox"/>			
If yes, explain: <i>mountain title group</i>					
20.	Any notices of abatement or citations against the property?		<input checked="" type="checkbox"/>		
If yes, explain:					
21.	Any lawsuits affecting this property or judgments against the seller that would affect the title or sale of the property?		<input checked="" type="checkbox"/>		
If yes, explain:					
22.	Any person or entity claiming or possibly having the right to claim the right to extract any minerals, oil, natural gas, coal or other minerals from the surface or sub-surface of the property?		<input checked="" type="checkbox"/>		
If yes, explain:					
23.	Any seller or any person or entity owning an interest in the property hold a real estate license?		<input checked="" type="checkbox"/>		
If yes, explain:					
24.	Are there any unrecorded interests affecting the property or anything that would interfere with passing clear title to the buyer?		<input checked="" type="checkbox"/>		
If yes, explain:					
25.	Any other conditions that may prevent you from completing the sale of the property?		<input checked="" type="checkbox"/>		
If yes, explain:					
26.	Any noise, air, or water pollution on or near the property that may be considered a nuisance?		<input checked="" type="checkbox"/>		
If yes, explain:					

Seller's Statement

The undersigned Seller represents that the information set forth in the foregoing disclosure statement is accurate and complete to the extent of Seller's recollection and knowledge without any specific inquiry, investigation or inspection on the part of Seller. 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 listing firm in writing immediately if Seller becomes aware of information that would render any answers provided hereby to be incorrect.

Seller *Editha Karla* Date 6-19-25 Seller _____ Date _____

Buyer's Receipt and Acknowledgement

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.

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 _____ Buyer _____ Date _____