

VACANT LAND PROPERTY DISCLOSURE FORM

- 1 SELLER's Name(s) BLASIUS CHRISTMAS TREE PLANTATIONS INC.
AND JAMES BLASIUS LIVING TRUST OF LAWRENCE BLASIUS
+ LIVING TRUST OF JACOB BLASIUS
- 2 Property Address: HOFFMAN RD, TRUMBULL TWP ASHTABALA CO, OHIO
- 3
- 4 This document is a good faith statement of condition of the above property, as it is known by the SELLER as of
 5 the date completed. It is not a warranty of the condition of the Property. The SELLER makes the following
 6 disclosures with the understanding that prospective BUYERS may rely on the information as a description of the
 7 property to the best of the SELLER'S knowledge. BUYERS are advised to determine for themselves whether this
 8 property is suitable and zoned for their intended use.
- 9 The SELLER does not possess any expertise in construction, architecture, engineering, or any other specific
 10 areas related to the construction, condition, or improvements of this property. The following are representations
 11 made by the SELLER and are not the representations of the SELLER'S agent. This is not a warranty by the
 12 SELLER or the SELLER'S agent. BUYER agrees to hold the listing broker and their agents harmless for any
 13 errors or misstatements made by the SELLER on this form.
- 14 The SELLER will describe the condition of the property to the best of her or his knowledge.
- 15 A. Are the boundary lines of your parcel marked in any way? ☒ Yes ☐ No ☐ Unknown
 16 If yes, please describe STEEL SURVEY PINS ARE LOCATED
 17 ON POINTS ALONG BOUNDARY. METAL DETECTOR
 18 NEEDED TO EXACTLY LOCATE
- 19 B. Do you know of any encroachments, easements, shared driveways, party walls, or similar conditions that
 20 may affect title to the Property? ☐ Yes ☒ No ☐ Unknown
 21 If yes, please describe _____
- 22
- 23 C. Has there ever been an environmental audit or assessment of the soil? ☐ Yes ☒ No ☐ Unknown
 24 If yes, please describe _____
- 25
- 26 D. Has there ever been any hazardous substances or chemicals stored or spilled on the Property?
 27 ☐ Yes ☒ No ☐ Unknown
 28 If yes, please describe _____
- 29
- 30 E. Has the Property been tested for any environmental contaminants or radon gas?
 31 ☐ Yes ☒ No ☐ Unknown
 32 If yes, please describe _____
- 33
- 34 F. Are you aware of any violations of other federal or state Environmental Protection Agency rules or
 35 regulations? ☐ Yes ☒ No ☐ Unknown
 36 If yes, please describe _____
- 37
- 38 G. Has a percolation test been performed on the Property? ☐ Yes ☒ No ☐ Unknown
 39 If yes, please describe _____
- 40
- 41 H. Do you know of any flooding, drainage or grading problems on the Property?
 42 ☐ Yes ☒ No ☐ Unknown
 43 If yes, please describe SEE FEMA MAP 39887C8 278 D
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Has the Property ever been designated as a wetland by any federal or state governmental agency? ☐ Yes ☐ No ☒ Unknown

If yes, please describe _____

J. Is the Property located on a federally designated flood plain? ☐ Yes ☒ No ☐ Unknown

If yes, please describe _____

SEE FEMA MAP 39887 C0270D

K. 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 _____

L. 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 _____

OWNER OWNS ALL MINERAL RIGHTS
THERE IS A PIPELINE RIGHT OF WAY WHICH
EXPIRES ON MARCH 12, 2019

M. Is the Property currently valued for agricultural use by the county auditor? ☒ Yes ☐ No ☐ Unknown

If yes, please describe _____

THE 121.86 PARCEL
IS VALUED AS TIMBER LAND, IT IS
UNKNOWN WHAT THE 19.18 ACRE PARCEL IS VALUED AS

N. Is the Property subject to any Agricultural Tax Recoupments (C.A.U.V.)? ☐ Yes ☐ No ☒ Unknown

If yes, please describe _____

O. 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 _____

P. Are there any improvements to the Property? ☒ Yes ☐ No ☐ Unknown

If yes, please describe _____

A 1 1/2 STORY CEMENT BLOCK
MACHINE STORAGE BUILDING

Q. 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 _____

R. 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 _____

S. Are there any property tax abatements or assessments on the Property? ☐ Yes ☒ No ☐ Unknown

If yes, please describe _____

T. 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 _____

NO DUMPS OR LANDFILLS
ON PROPERTY. IT IS UNKNOWN IF
THERE ARE DUMPS IN OTHER AREAS

- U. Has there been major damage to the Property from fire, earthquake, flood, tornado, or other event? ☐ Yes ☒ No ☐ Unknown
If yes, please describe _____

V. Are there or have there ever been any active, opened or closed natural gas or oil wells? ☒ Yes ☐ No ☐ Unknown
If yes, please describe SEE OHIO DEPARTMENT OF NATURAL RESOURCES
CORNER API # 3400721030000 AND ONE ON NORTH WEST
CORNER API # 34007243540000 - BOTH WELLS HAVE BEEN PLUGGED
W. Are there or have there ever been any underground storage tanks on the Property? ☐ Yes ☒ No ☐ Unknown
If yes, please describe _____

X. Other ☐ Yes ☐ No ☒ Unknown
If yes, please describe _____

Broker is hereby authorized to supply this document to the Multiple Listing Services, to prospective BUYERS, 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.

ON BEHALF OF SELLER

JACOB R. BLASIUS 6/1/16
SELLER JACOB BLASIUS 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