



# VACANT LAND PROPERTY DISCLOSURE FORM

SELLER(S) Name(s) SHARON D. GORDON & ANTHONY F. GORDON, TRUSTEES

Property Address: 1/4 W. 130TH STREET

STRONGSVILLE, OHIO 44136

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 understanding that prospective BUYERS may rely on the information as a description of the property to the best of the SELLER'S knowledge. BUYERS are advised to determine for themselves whether this property is suitable and zoned for their intended use.

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. BUYER agrees to hold the listing broker and their agents harmless for any errors or misstatements made by the SELLER on this form.

The SELLER will describe the condition of the property to the best of her or his knowledge.

A. Are the boundary lines of your parcel marked in any way? ☒ Yes ☐ No ☐ Unknown

If yes, please describe Lot will be surveyed.

B. 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 \_\_\_\_\_

C. Has there ever been an environmental audit or assessment of the soil? ☐ Yes ☒ No ☐ Unknown

If yes, please describe \_\_\_\_\_

D. Has there ever been any hazardous substances or chemicals stored or spilled on the Property?

☐ Yes ☒ No ☐ Unknown

If yes, please describe \_\_\_\_\_

E. Has the Property been tested for any environmental contaminants or radon gas? ☐ Yes ☒ No ☐ Unknown

If yes, please describe \_\_\_\_\_

F. Are you aware of any violations of other federal or state Environmental Protection Agency rules or regulations?

☐ Yes ☒ No ☐ Unknown

If yes, please describe \_\_\_\_\_

G. Has a percolation test been performed on the Property?

☐ Yes ☒ No ☐ Unknown

If yes, please describe \_\_\_\_\_

H. Do you know of any flooding, drainage or grading problems on the Property?

☐ Yes ☒ No ☐ Unknown

If yes, please describe \_\_\_\_\_

- I. 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 \_\_\_\_\_
- 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 \_\_\_\_\_
- M. Is the Property currently valued for agricultural use by the county auditor?  
☐ Yes ☒ No ☐ Unknown  
If yes, please describe \_\_\_\_\_
- 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 \_\_\_\_\_
- 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 \_\_\_\_\_



- 100  
101  
102 T. Are there any landfills or dumps (compacted or otherwise) in the neighborhood, on the Property or any  
103 portion thereof? ☐Yes ☒No ☐Unknown  
104 If yes, please describe \_\_\_\_\_  
105 \_\_\_\_\_  
106 \_\_\_\_\_  
107 U. Has there been major damage to the Property from fire, earthquake, flood, tornado, mine subsidence, or  
108 other event? ☐Yes ☒No ☐Unknown  
109 If yes, please describe \_\_\_\_\_  
110 \_\_\_\_\_  
111 \_\_\_\_\_  
112 V. Are there or have there ever been any active, opened or closed water, natural gas or oil wells?  
113 ☐Yes ☒No ☐Unknown  
114 If yes, please describe \_\_\_\_\_  
115 \_\_\_\_\_  
116 \_\_\_\_\_  
117 W. Are there or have there ever been any underground storage tanks on the Property?  
118 ☐Yes ☒No ☐Unknown  
119 If yes, please describe \_\_\_\_\_  
120 \_\_\_\_\_  
121 \_\_\_\_\_  
122 X. Other ☐Yes ☒No ☐Unknown  
123 If yes, please describe \_\_\_\_\_  
124 \_\_\_\_\_  
125 \_\_\_\_\_  
126 \_\_\_\_\_

127 Broker is hereby authorized to supply this document to the Multiple Listing Services, to prospective BUYERS, and  
128 to any person or entity in connection with the actual or anticipated sale of the Property. The information is  
129 provided by the SELLER. It is not a warranty of any kind by the SELLER or the SELLER'S Agent(s). The  
130 information provided is not intended to replace independent professional inspections by the BUYER.

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

135 Anthony F. Gordon 9-18-09 Sharon D. Gordon 9-18-09  
136 SELLER Date SELLER Date

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

143 \_\_\_\_\_  
144 BUYER Date BUYER Date