

VACANT LAND INFORMATION SHEET

Purpose of Form: This is a statement of certain conditions and information concerning the real estate actually known by the owner. The owner has no additional information about the property than could be obtained by a careful inspection of the real estate by a potential purchaser and/or potential purchaser's inspectors. Unless the potential purchaser is otherwise informed, the owner has not conducted any formal inspection of the real estate.

Date: 10/18/2020 information sheet

This seller's disclosure statement concerns the real property located in the City of North Canton, County of Stark County, State of OH, described as 7970 Lake O Springs Ave NW North Canton, OH 44720

NOTICE TO SELLER: Seller is to inform buyer of all known facts that materially and adversely affect the value of the real estate being sold and that are not readily observable. This form is designed to assist Seller in providing known information and to assist Buyer in evaluating the real estate 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 real estate to prospective buyers. The information contained on this form does not limit the obligation of the owner to disclose an item of information that is required by any statute or law to be disclosed in the transfer of real estate.

NOTICE TO BUYER: This is a list of Seller's knowledge of the condition of the real estate 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

- When did you purchase this land? 2018
- Has the land been surveyed? ☒ Yes or ☐ No If yes, year surveyed 2017
- What company or person performed the survey? Name: Joseph Kuntz / JRK Holdings LTD
Address: 4767 Higbee Ave City/State/Zip North Canton OH 44718 Phone: 3309043026
- Is there a survey available? ☒ Yes ☐ No or ☐ Unknown
- If this is platted land, has a certificate of survey been completed? ☐ Yes or ☒ No
If yes, by whom? _____ When? _____
- Are there any encroachments or boundary line disputes? ☐ Yes ☐ No or ☐ Unknown
- Are there any easements other than utility or drainage easements? ☒ Yes ☐ No or ☐ Unknown
- Is the property in a designated 100 year flood plain or wetland area? ☐ Yes ☒ No or ☐ Unknown
- Has there ever been a flood or other disaster at the property? ☐ Yes ☒ No or ☐ Unknown
- Have there ever been any drainage problems affecting this property or adjacent properties? ☐ Yes ☒ No or ☐ Unknown
- Is the property in an earthquake zone? ☐ Yes ☒ No or ☐ Unknown
- Are there any navigation easements? ☐ Yes ☒ No or ☐ Unknown
- Give details if any of questions 5 through 12 were answered "YES" _____

B. USE RESTRICTIONS

- Do any of the following types of covenants, conditions, or restrictions affect the land:
 - Subdivision or other recorded covenants, conditions, or restrictions? ☒ Yes ☐ No or ☐ Unknown
 - Association or other entity approval of building plans? ☒ Yes ☐ No or ☐ Unknown
 - A right of first refusal to purchase? ☐ Yes ☒ No or ☐ Unknown
 - Local municipality? ☒ Yes ☐ No or ☐ Unknown
- 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: Enclaves of Jackson building restrictions

- 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

- Are there any structure improvements, or personal property located in the sale? ☐ Yes or ☒ No
If "YES" list all items: _____
- Are there any defects or problems with any of these items? ☐ Yes ☒ No or ☐ Unknown
If "YES" describe all problems and defects: _____
- Are there any abandoned wells, buried storage tanks, or buried debris or waste on the property? ☐ Yes ☒ No or ☐ Unknown
If "YES" give details: _____
- 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: _____
- Have any soil tests been performed? ☒ Yes ☐ No or ☐ Unknown
When? 4/17/2017 By Whom? Conservation Science, LLC
Results: Favorable for building
- Does the property have any fill or uncompacted soils? ☐ Yes ☒ No or ☐ Unknown
If "YES" describe location and depth: _____

Buyer's Initials Date _____ Time: _____

Seller's Initials Date 10/18/2020 Time: 10:00



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Property Address: 7970 Lake O Springs Avenue Northwest, North Canton, OH 44720

6. Are there any settling or soil movement problems on this property or any adjacent property? ☐ Yes ☒ No or ☐ Unknown

If "YES" give details: _____

7. 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? _____

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
- f. Internet/high speed internet system access ☒ Yes ☐ No or ☐ Unknown If yes, type (if known) _____

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? ☐ Yes ☒ No 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? _____

6. 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 information sheet becomes inaccurate or incorrect in any way through the passage of time or the discovery of additional information.

Seller JAMES BURLEY, Intech Property Management, LLC

dotloop verified
10/18/20 10:19 PM EDT
NOCG-FNHU-LYZN-TQMV

Seller _____

G. BUYER'S RECEIPT AND ACKNOWLEDGMENT (To be signed at time of presentation of form)

I understand that I have been advised to carefully inspect the real estate and that the Seller's statements are not a warranty. I have been advised to have the real estate examined by professional inspectors and to investigate every aspect of the real estate 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 real estate will be 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 real estate are being relied upon by me except as stated on this information sheet or within the sales contract.

Buyer _____

Buyer _____