

MAR 31 2023

Tax year 2022 BOR no. 2022-260
County CLARK Date received 3/31/23

DTE 1
Rev. 12/22

Complaint Against the Valuation of Real Property
Answer all questions and type or print all information. Read instructions on back before completing form.
Attach additional pages if necessary.

JOHN S. FEDERER
AUDITOR

This form is for full market value complaints only. All other complaints should use DTE Form 2

Original complaint Counter complaint

Notices will be sent only to those named below.

1. Owner of property		Name		Street address, City, State, ZIP code	
2. Complainant if not owner		MR DEEPS LLC		805 N. Limestone St., Ste. B	
3. Complainant's agent				Springfield, Ohio 45503	
4. Telephone number and email address of contact person					
5. Complainant's relationship to property, if not owner					
If more than one parcel is included, see "Multiple Parcels" instruction.					
6. Parcel numbers from tax bill			Address of property		
3400700022126007			528 S. BELMONT AVE, SPFD, OH 45505		
7. Principal use of property <u>RESIDENTIAL</u>					
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.					
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value		
3400700022126007	40,000.00	64,850	24,850		
9. The requested change in value is justified for the following reasons:					

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 12/28/2022
and sale price \$ 40,000 ; and attach information explained in "Instructions for Line 10" on back.

11. If property was not sold but was listed for sale in the last three years, attach a copy of listing agreement or other available evidence.

12. If any improvements were completed in the last three years, show date _____ and total cost \$ _____.

13. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown

14. If you have filed a prior complaint on this parcel since the last reappraisal or update of property values in the county, the reason for the valuation change requested must be one of those below. Please check all that apply and explain on attached sheet. See R.C. section 5715.19(A)(2) for a complete explanation.

- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

15. If the complainant is a legislative authority and the complaint is an original complaint with respect to property not owned by the complainant, R.C. 5715.19(A)(8) requires this section to be completed.

- The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date March 31, 2023 Complainant or agent (printed) Zachary M. Harvey Title (if agent) Member

Complainant or agent (signature) *Zachary M. Harvey*

Sworn to and signed in my presence, this 31 day of March 2023

Notary *Rachel J Day*



RACHEL J DAY
Notary Public
State of Ohio
My Comm. Expires
March 27, 2027

REAL ESTATE PURCHASE AGREEMENT

The undersigned, **MR. DEEDS LLC**, an Ohio limited liability company, hereinafter referred to as "Buyer" hereby agrees to purchase and **WILLIAM LLOYD**, married, hereinafter referred to as "Seller", agrees to sell to Buyer for the consideration and upon the terms hereinafter set forth, the following real estate: 528 S. Belmont Avenue, Springfield, Ohio 45505 (Clark County Auditor's Parcel No. 3400700022126007), together with all improvements, hereditament, appurtenances, rights, privileges, and easements thereunto belonging to said real estate.

I. On the Following Terms and Conditions:

A. BUYER agrees to pay to SELLER and SELLER agrees to accept from BUYER, the sum of Forty Thousand and 00/100 Dollars, (**\$40,000.00**) as and for the full purchase price of said premises. The purchase price shall be paid as follows:

1. The balance of the purchase price shall be paid by Buyer to Seller on the day of closing.

B. This contract is contingent upon the following:

1. Buyer being approved for commercial financing with Citizens National Bank at rates and terms generally prevailing in the Clark County, Ohio area. The Buyer shall apply for the commercial financing mortgage loan within 10 calendar days of acceptance of this offer. Contract shall be subject to lender's appraisal.

C. The Buyer shall pay all customary closing costs of a Buyer, including but not limited to: the title search, lender closing fees, and recording fees. The Seller shall also pay the Seller's customary closing costs, including but not limited to: deed preparation fee and county conveyance fee.

II. Possession: Buyer shall have possession at closing, subject to all possessory rights of current tenant(s).

III. Closing: This Contract shall be performed and this transaction shall be closed **on or before Wednesday, December 21, 2022**, unless the parties hereto agree in writing to an extension thereof; and the closing shall be performed by **Team Title and Closing Services**, 1184 E. Home Road, Springfield, Ohio (937- 390-1900).

IV. Fixtures and Equipment: The consideration shall include all fixtures, including but not limited to, furnaces, firing and furnace control apparatus, heating appliances, gas, electric, bathroom and lavatory fixtures, built-in equipment, attached or affixed linoleum, curtain rods and poles, shrubs, plants and trees, fly screens, storm doors and windows, belonging to the Seller and pertaining to the premises, whether now in or on the premises or in storage and shall also include all floor coverings, wall and window coverings.

V. Evidence of Title: Buyer desires a title examination and report and shall obtain the same entirely at Buyer's expense, as is customary in this geographic area. Upon closing, Seller shall

convey good and marketable title by **General Warranty Deed**, with release of dower if applicable, free and clear of any encumbrances, and free and clear of any building orders, but subject to those items set forth in the legal description to said property and subject to prorated taxes, easements, conditions, zoning and restrictions of record.

VI. Real Estate Taxes and Assessments: Taxes and assessments shall be prorated based upon a 365-day year, with the Seller being responsible for all taxes, whether or not billed, up through the date of closing, with the Seller paying all said taxes to the Buyer, or the Buyer receiving credit for the taxes as of date of closing. This is known as the **long pro-ration method**.

VII. Seller shall provide Buyer with a **residential property disclosure**, and provide Buyer with all disclosures required under Ohio law upon execution of this Purchase Agreement. Upon reviewing the Seller's disclosures, Buyer shall have the option to terminate the contract if a disclosure is made that demonstrates a material defect in the subject property which the Buyer is not already aware. Thereafter the property will be sold "as is."

VIII. Property Sold "As-Is": The Property shall be sold and conveyed by Seller and accepted by Buyer in "as is" condition without any warranty or representation whatsoever on the part of Seller, express or implied, as to its condition, classification, past or present use, or merchantability, fitness or suitability for any particular purpose, use, design, construction or development, including without limitation any warranty or representation as to surface or subsurface condition, zoning, or the sufficiency, accessibility and capacity of utilities for Buyer's intended use of the Property, it being agreed that all such risks are to be borne by Buyer and that Buyer is relying solely on his/her/its own inspection and investigation of the Property with respect thereto and not on any statement, representation or warranty made by Seller or anyone acting or claiming to act on behalf of Seller.

IX. Damage or Destruction of Property: Risk of loss to the real estate and appurtenances from fire or other casualty shall be borne by Seller until closing, provided that if said property is substantially damaged or destroyed by fire or other causality prior to the closing of the transaction, Buyer may (a) elect to proceed with the transaction in which event the Buyer shall be entitled to all insurance money, if any, payable to Seller under any and all policies of insurance covering the property so damaged or destroyed, or (b) elect to rescind the contract in which event all parties hereto shall be released from all liability hereunder and the deposit, if any, paid by the Buyer to Seller, shall be forthwith returned. If Buyer elects to rescind the contract he shall so notify Seller in writing within ten (10) days after Buyer has written notice of such damage or destruction. Failure by Buyer to so notify Seller shall constitute an election to proceed with the transaction. If Buyer does not elect to proceed as set forth above the Seller shall receive all insurance money.

The premises and all fixtures shall be conveyed to Buyer in the same physical conditions existing on the date of this contract, ordinary wear and tear excepted; and Buyer shall have reasonable access to the premises prior to the closing for purposes of inspection. Seller is making no warranties with respect to the condition of the premises, and the buyer is buying the premises as is, subject to those exceptions set forth in this agreement relating to inspections. (THIS CONTRACT IS NOT CONTINGENT ON INSPECTIONS).

X. Representations and Warranties: Seller hereby makes the following representations and warranties for the purpose of inducing the Buyer to purchase the real estate:

A. Seller has not been notified within the period of two years immediately preceding the date hereof, of contemplated improvements to the real estate by public authority, the costs of which are to be assessed as special taxes against the real estate in the future.

B. No unpaid amounts for improvements which might form the basis of a mechanics' lien will have been made to the real estate within sixty (60) days immediately preceding the date of delivery of the deed.

C. Seller has no knowledge of any off-record or undisclosed legal or equitable interest in the real estate owned or claimed by any other person, firm or corporation.

D. Seller, except during minority age, has never been and is not now under any legal disability.

E. All former spouses, if any, of Seller are deceased or any prior marriages have been legally terminated by divorce.

F. The rights of tenants or other possessory interests in the real estate, if any, have been fully disclosed to Buyer.

G. The improvements on the real estate, so far as known to Seller are located within the boundaries of the real estate, and Seller, with respect to said improvements, has no knowledge of hidden structural defects, infestation, or damage by termites or other destructive insects or vermin, or incomplete with orders of civil authority having jurisdiction.

H. So far as known to Seller, all utility service lines serving the real estate are located either within the boundaries of the real estate or within lands dedicated to public use or within recorded easements for the same.

I. Seller covenants that the foregoing representations and warranties shall remain true as of the date of closing of the purchase and sale of the real estate, that the same shall survive the closing and none of the same shall be merged with the title conveyed to Buyer, and, if requested by Buyer, Seller shall deliver to Buyer at closing an affidavit reaffirming such representations and warranties; provided, however, Buyer's failure to request such affidavit shall not adversely effect the making and giving of these representations and warranties, their survival of the closing, or any rights or causes of action which Buyer might have as a result of any representation or warranty being false.

XI. General Provisions: Except as otherwise set forth herein, Buyer has examined all property involved and in making this offer is relying solely upon such examination with reference to the condition, character and size of the land and improvements and fixtures, if any.

A. This contract shall be governed by the laws of the State of Ohio.

B. This contract is not assignable by either party without the written consent of all other parties hereto. Any assignment permitted shall not relieve the assignor from his obligation to perform in accordance with the terms hereof. This agreement shall insure to the benefit of and be binding upon the heirs, executors, administrators, devisees, and legatees of the parties hereto.

C. All warranties, representations and covenants herein contained shall survive the closing, and if the terms of Seller's deed and of this contract are inconsistent, the provisions of this contract shall control.

D. Duration of Offer: This offer shall be open for acceptance until 5:00 PM on the 27th day of October, 2022.

XII. Special Agreements:

Tenant Deposits: Any tenant deposits currently held by Seller, or due to Seller, shall be applied as a credit to Buyer at closing.

Tenant Rent: Monthly rent shall be pro-rated through date of closing.

Buyer to make Seller's monthly note payments: Buyer will reimburse Seller for the amount of the monthly loan payments he makes on a personal loan he took to purchase the house. It is anticipated this would be the November 2022 loan payment and potentially the December 2023 loan payment. The amount of any payments towards Seller's current loan shall be credited to Buyer at closing on the ALTA Settlement Statement.

Seller to repair broken vinyl siding: Seller agrees to repair the broken vinyl siding on rear of the house nearest the driveway.

Seller to be responsible for trash removal and demo: Seller agrees to rid the property of all current debris, trash, and personal items left by tenants. Seller also agrees to demo the kitchen, bathroom, and any cracked or broken drywall and ceiling areas.

XIII: Legal Representation: Buyer is an attorney. (The sole member of Mr. Deeds LLC is Zachary M. Harvey, Esq.). Seller acknowledges that Buyer has disclosed this fact and that Seller is not represented by counsel or real estate agent(s) in this transaction, but that Seller has a right to seek independent counsel if so desired.

XIV. Title shall be held in the name of **MR. DEEDS LLC, an Ohio limited liability company.**

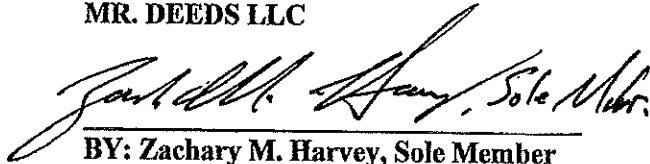
[Signature Page Follows]

Signature page to purchase and sale agreement for 528 S. Belmont Ave., Springfield, OH 45505

WARNING: WHEN SIGNED BY BOTH PARTIES, THIS DOCUMENT CONSTITUTES A BINDING CONTRACT. DO NOT SIGN IF YOU HAVE ANY QUESTIONS

Signed by **Buyer** this 25th day of October 2022

MR. DEEDS LLC

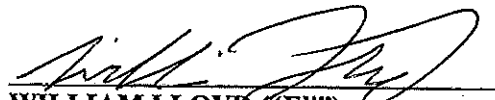



BY: Zachary M. Harvey, Sole Member

(937) 215-4317

zachary.m.harvey@outlook.com

Signed by **Seller** this 25th day of October 2022


WILLIAM LLOYB ("EIT")
Phone: (937) 631-7052
Email: _____


MONA LLOYD, Spouse of Seller, hereby agrees to release all rights of dower herein

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c) JMA Purchaser has received copies of all information listed above.

(d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) JMA waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>[Signature]</u> Seller	<u>10/25/2022</u> Date	_____	_____
<u>[Signature]</u> Purchaser	<u>10-25-2022</u> Date	_____	_____
_____	_____	_____	_____



STATE OF OHIO
DEPARTMENT OF COMMERCE

11/6/08

RESIDENTIAL PROPERTY DISCLOSURE FORM

Pursuant to section 5302.30 of the Revised Code and rule 1301:5-6-10 of the Administrative Code.

TO BE COMPLETED BY OWNER (Please Print)

Property Address:
528 S. Belmont Avenue, Springfield, Ohio 45505

PPN: 3000700022126007

Owners Name(s):
William Lloyd, married

Date: 25 OCT, 2022

Owner [] is [X] is not occupying the property. If owner is occupying the property, since what date:

Purpose of Disclosure Form: This is a statement of the condition of the property and of information concerning the property actually known by the owner as required by Ohio Revised Code Section 5302.30. Unless otherwise advised in writing by the owner, the owner, other than having lived at or owning the property, possesses no greater knowledge than that which could be obtained by a careful inspection of the property by a potential purchaser. Unless otherwise advised, owner has not conducted any inspection of generally inaccessible areas of the property. THIS STATEMENT IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR BY ANY AGENT OR SUBAGENT REPRESENTING THE OWNER OF THE PROPERTY. THIS STATEMENT IS NOT A SUBSTITUTE FOR ANY INSPECTIONS. POTENTIAL PURCHASERS ARE ENCOURAGED TO OBTAIN THEIR OWN PROFESSIONAL INSPECTION.

Owner's Statement: The representations contained on this form are made by the owner and are not the representations of the owner's agent or subagent. This form and the representations contained in it are provided by the owner exclusively to potential purchasers in a transfer made by the owner, and are not made to purchasers in any subsequent transfers. The information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law to be disclosed in the transfer of residential real estate. For example, although some questions are limited to the past five years material problems or defects that occurred over five years ago that have not been fully corrected are required to be disclosed.

Instructions to Owner: (1) Answer ALL questions. (2) Identify any material matters in the property that are actually known. (3) Attach additional pages with your signature if additional space is needed. (4) Complete this form yourself. (5) If some items do not apply to your property, write NA (not applicable). If the item to be disclosed is not within your actual knowledge, indicate Unknown.

THE FOLLOWING STATEMENTS OF THE OWNER ARE BASED ON OWNER'S ACTUAL KNOWLEDGE

A) WATER SUPPLY: The source of water supply to the property is (check appropriate boxes):

- [X] Public Water Service [] Holding Tank [] Unknown
[] Private Water Service [] Cistern [] Other
[] Private Well [] Spring
[] Shared Well [] Pond

Do you know of any current leaks, backups or other material problems with the water supply system or quality of the water?
[] Yes [X] No If "Yes", please describe:

Is the quantity of water sufficient for your household use? (NOTE: water usage will vary from household to household) [X] Yes [] No
If owner knows of any leaks, backups or other material problems with the water supply system or quality or quantity of the water since owning the property (but not longer than the past 5 years), please describe and indicate any repairs completed:

Owner's Initials WCL / Date 10/25/2022

Purchaser's Initials / Date /

Property Address 528 S. Belmont Avenue, Springfield, Ohio 45505

B) SEWER SYSTEM: The nature of the sanitary sewer system servicing the property is (check appropriate boxes):

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Public Sewer | <input type="checkbox"/> Private Sewer | <input type="checkbox"/> Septic Tank |
| <input type="checkbox"/> Leach Field | <input type="checkbox"/> Aeration Tank | <input type="checkbox"/> Filtration Bed |
| <input type="checkbox"/> Unknown | <input type="checkbox"/> Other _____ | |

If not a public or private sewer, date of last inspection: _____

Do you know of any current leaks, backups or other material problems with the sewer system servicing the property? Yes No

If "Yes", please describe: _____

If owner knows of any leaks, backups or other material problems with the sewer system since owning the property (but not longer than the past 5 years), please describe and indicate any repairs completed: _____

Information on the operation and maintenance of the type of sewage system serving the property is available from the department of health or the board of health of the health district in which the property is located.

C) ROOF: Do you know of any current leaks or other material problems with the roof or rain gutters? Yes No

If "Yes", please describe: _____

If owner knows of any leaks or other material problems with the roof or rain gutters since owning the property (but not longer than the past 5 years), please describe and indicate any repairs completed: _____

D) WATER INTRUSION: Do you know of any previous or current water leakage, water accumulation, excess moisture or other defects to the property, including but not limited to any area below grade, basement or crawl space? Yes No

If "Yes", please describe and indicate any repairs completed: MINGLE LEAK AROUND BASEMENT WINDOW

Do you know of any water or moisture related damage to floors, walls or ceilings as a result of flooding; moisture seepage; moisture condensation; ice damming; sewer overflow/backlog; or leaking pipes, plumbing fixtures, or appliances? Yes No

If "Yes", please describe and indicate any repairs completed: CHIMNEY FLASHING LEAKED, HAS SINCE BEEN

REPAIRED. CEILING SUFFERED WATER DAMAGE.

Purchaser is advised that every home contains mold. Some people are more sensitive to mold than others. If concerned about this issue, purchaser is encouraged to have a mold inspection done by a qualified inspector. Have you ever had the property inspected for mold by a qualified inspector?

Yes No If "Yes", please describe and indicate whether you have an inspection report and any remediation undertaken: _____

E) STRUCTURAL COMPONENTS (FOUNDATION, BASEMENT/CRAWL SPACE, FLOORS, INTERIOR AND EXTERIOR WALLS):

Do you know of any movement, shifting, deterioration, material cracks/settling (other than visible minor cracks or blemishes) or other material problems with the foundation, basement/crawl space, floors, or interior/exterior walls?

Yes No If "Yes", please describe: _____

If owner knows of any repairs, alterations or modifications to control the cause or effect of any problem identified above, since owning the property (but not longer than the past 5 years), please describe: _____

Do you know of any previous or current fire or smoke damage to the property? Yes No

If "Yes", please describe and indicate any repairs completed: _____

F) MECHANICAL SYSTEMS: Do you know of any current problems or defects with the following mechanical systems? If your property does not have the mechanical system, mark N/A (Not Applicable).

	YES	NO	N/A		YES	NO	N/A
1) Electrical	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8) Water softener	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Plumbing (pipes)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Is water softener leased?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Central heating	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9) Security System	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Central Air conditioning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Is security system leased?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5) Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	10) Central vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6) Fireplace/chimney	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	11) Built in appliances	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7) Lawn sprinkler	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	12) Other mechanical systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If the answer to any of the above questions is "Yes", please describe and indicate any repairs to the mechanical system since owning the property (but not longer than the past 5 years). _____

Owner's Initials WCL / Date 10/15/2022

Purchaser's Initials _____ / _____ Date _____ / _____

Property Address 528 S. Belmont Avenue, Springfield, Ohio 45505

G) WOOD BORING INSECTS/TERMITES: Do you know of the presence of any wood boring insects/termites in or on the property or any existing damage to the property caused by wood boring insects/termites? Yes No
If "Yes", please describe: _____

If owner knows of any inspection or treatment for wood boring insects/termites, since owning the property (but not longer than the past 5 years), please describe: _____

H) PRESENCE OF HAZARDOUS MATERIALS: Do you know of the previous or current presence of any of the below identified hazardous materials on the property?

- | | Yes | No | Unknown |
|---|--------------------------|-------------------------------------|--------------------------|
| 1) Lead-Based Paint | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2) Asbestos | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3) Urea-Formaldehyde Foam Insulation | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4) Radon Gas | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a. If "Yes", indicate level of gas if known _____ | | | |
| 5) Other toxic or hazardous substances | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If the answer to any of the above questions is "Yes", please describe and indicate any repairs, remediation or mitigation to the property: _____

I) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA:

Is the property located in a designated flood plain? Yes No Unknown
Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area? Yes No Unknown

J) DRAINAGE/EROSION: Do you know of any current flooding, drainage, settling or grading or erosion problems affecting the property? Yes No
If "Yes", please describe: _____

If owner knows of any repairs, modifications or alterations to the property or other attempts to control any flooding, drainage, settling, grading or erosion problems since owning the property (but not longer than the past 5 years), please describe: _____

K) ZONING/CODE VIOLATIONS/ASSESSMENTS/HOME OWNERS ASSOCIATION: Do you know of any violations of building or housing codes, zoning ordinances affecting the property or any nonconforming uses of the property? Yes No
If "Yes", please describe: _____

Is the structure on the property designated by any governmental authority as a historic building or as being located in an historic district? (NOTE: such designation may limit changes or improvements that may be made to the property). Yes No
If "Yes", please describe: _____

Do you know of any recent or proposed assessments, which could affect the property? Yes No
If "Yes", please describe: _____

Is the property subject to any rules or regulations of, or the payment of any fees or charges to, a Homeowners Association, Condominium Association or any other Community Association? Yes No
If "Yes", please describe: _____

Owner's Initials WU Date 025/2022

Purchaser's Initials _____ / _____ Date _____ / _____

Property Address 528 S. Belmont Avenue, Springfield, Ohio 45505

L) BOUNDARY LINES/ENCROACHMENTS/SHARED DRIVEWAY/PARTY WALLS: Do you know of any of the following conditions affecting the property?

- | | Yes | No | | Yes | No |
|---------------------------|--------------------------|-------------------------------------|---|-------------------------------------|-------------------------------------|
| 1) Boundary Agreement | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 4) Shared Driveway | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2) Boundary Dispute | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 5) Party Walls | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3) Recent Boundary Change | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6) Encroachments From or on Adjacent Property | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

If the answer to any of the above questions is "Yes", please describe: SHARED CONCRETE DRIVEWAY. WIDE ENOUGH FOR 1 VEHICLE PER SIDE.

M) UNDERGROUND STORAGE TANKS/WELLS: Do you know of any underground storage tanks (existing or removed), oil or natural gas wells (plugged or unplugged), or abandoned water wells on the property? Yes No

If "Yes", please describe: _____

N) OTHER KNOWN MATERIAL DEFECTS: The following are other known material defects in or on the property: _____

For purposes of this section, material defects would include any non-observable physical condition existing on the property that could be dangerous to anyone occupying the property or any non-observable physical condition that could inhibit a person's use of the property.

Owner represents that the statements contained in this form are made in good faith based on his/her actual knowledge as of the date signed by the Owner. Owner is advised that the information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law or that may exist to preclude fraud, either by misrepresentation, concealment or nondisclosure in a transaction involving the transfer of residential real estate.

OWNER: [Signature] DATE: 10/25/2022
OWNER: _____ DATE: _____

RECEIPT AND ACKNOWLEDGEMENT OF POTENTIAL PURCHASERS

Potential purchasers are advised that the owner has no obligation to update this form but may do so according to Revised Code Section 5302.30(G). Pursuant to Ohio Revised Code Section 5302.30(K), if this form is not provided to you prior to the time you enter into a purchase contract for the property, you may rescind the purchase contract by delivering a signed and dated document of rescission to Owner or Owner's agent, provided the document of rescission is delivered prior to all three of the following dates: 1) the date of closing; 2) 30 days after the Owner accepted your offer; and 3) within 3 business days following your receipt or your agent's receipt of this form or an amendment of this form.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE FORM AND UNDERSTAND THAT THE STATEMENTS ARE MADE BASED ON THE OWNERS ACTUAL KNOWLEDGE AS OF THE DATE SIGNED BY THE OWNER.

Owner makes no representations with respect to any offsite conditions. Purchaser should exercise whatever due diligence purchaser deems necessary with respect to offsite issues that may affect purchaser's decision to purchase the property. Purchaser should exercise whatever due diligence purchaser deems necessary with respect to Ohio's Sex Offender Registration and Notification Law (commonly referred to as "Megan's Law"). This law requires the local Sheriff to provide written notice to neighbors if a sex offender resides or intends to reside in the area. The notice provided by the Sheriff is a public record and is open to inspection under Ohio's Public Records Law. If concerned about this issue, purchaser assumes responsibility to obtain information from the Sheriff's office regarding the notices they have provided pursuant to Megan's Law.

My/Our Signature below does not constitute approval of any disclosed condition as represented herein by the owner.

PURCHASER: _____ DATE: _____
PURCHASER: _____ DATE: _____