



VACANT LAND PROPERTY DISCLOSURE FORM

1 SELLER(S) Name(s) Keenan Hahn, Managing member of Hahn Homes LLC
2 Property Address: V/L 3837 S. Cleveland Massillon, (+/-6.0575 acres) Norton OH 44203 - Master Disclosure
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 Staked by Davey Resource Group
17 _____
18 _____

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 _____

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

25 If yes, please describe Phase I performed by BJAAM Environmental Inc in January 2023. The assessment revealed no
26 evidence of environmental issues at the site.
27 _____

28 D. Has there ever been any hazardous substances or chemicals stored or spilled on the Property?
29 Yes No Unknown

30 If yes, please describe _____
31 _____
32 _____

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

34 If yes, please describe _____
35 _____
36 _____

37 F. Are you aware of any violations of other federal or state Environmental Protection Agency rules or regulations?
38 Yes No Unknown

39 If yes, please describe _____
40 _____
41 _____

42 G. Has a percolation test been performed on the Property? Yes No Unknown

43 If yes, please describe _____
44 _____
45 _____

46 H. Do you know of any flooding, drainage or grading problems on the Property? Yes No Unknown

47 If yes, please describe _____
48 _____
49 _____

- 50 I. Has the Property ever been designated as a wetland by any federal or state governmental agency? Yes No Unknown
51 If yes, please describe There is a small wetland that is contained entirely within the area that is dedicated as open
52 space.
53 _____
54 _____
- 55 J. Is the Property located on a federally designated flood plain? Yes No Unknown
56 If yes, please describe _____
57 _____
58 _____
- 59 K. Do you know of any violations of local, state or federal laws, building codes and/or zoning ordinances
60 affecting the Property? Yes No Unknown
61 If yes, please describe _____
62 _____
63 _____
- 64 L. Are there currently any subsurface rights, mineral rights or natural oil or gas or other leases affecting the
65 Property? Yes No Unknown
66 If yes, please describe _____
67 _____
68 _____
- 69 M. Is the Property currently valued for agricultural use by the county auditor? Yes No Unknown
70 If yes, please describe _____
71 _____
72 _____
- 73 N. Is the Property subject to any Agricultural Tax Recouplements (C.A.U.V.)? Yes No Unknown
74 If yes, please describe _____
75 _____
76 _____
- 77 O. Do you know of any excessive settling, slippage, sliding, erosion, or other soil stability problems on
78 the Property? Yes No Unknown
79 If yes, please describe _____
80 _____
81 _____
- 82 P. Are there any improvements to the Property? Yes No Unknown
83 If yes, please describe _____
84 _____
85 _____
- 86 Q. Are there any pending lawsuits, foreclosures, divorce actions, tax liens, proposed assessments, utility
87 or mechanics liens, or materialmen's liens, which could affect title to the Property? Yes No Unknown
88 If yes, please describe _____
89 _____
90 _____
- 91 R. Has there been notice of any revaluation of the Property or change in the value or assessments during the
92 last twelve months? Yes No Unknown
93 If yes, please describe _____
94 _____
95 _____
- 96 S. Are there any property tax abatements or assessments on the Property? Yes No Unknown
97 If yes, please describe _____
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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 _____

U. Has there been major damage to the Property from fire, earthquake, flood, tornado, mine subsidence, or other event? Yes No Unknown

If yes, please describe _____

V. Are there or have there ever been any active, opened or closed water, natural gas or oil wells? Yes No Unknown

If yes, please describe Oil and gas well inactive and plugged as of 10/26/2015

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.

Keenan Hahn, Managing Member dotloop verified
05/28/24 3:51 PM EDT
QIGM-DFLE-BKOG-OA0E

SELLER _____ 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.

Date

Date

BUYER _____ Date BUYER _____ Date