

Don R. Wallick Auctions, Inc.

965 N. Wooster Avenue - Strasburg, Ohio 44680 - www.WallickAuctions.com

Toll Free: 1-866-348-9446 - Tel: 330-878-0075 - Fax: 330-878-7318



THE TUSCARAWAS COUNTY TITLE COMPANY

203 Fair Avenue N.E. - P. O. Box 548
New Philadelphia OH 44663
Phone: (330) 364-4450 Fax: (330) 343-2976
Email: tusctitle@tusctitle.net

TAX AND LEGAL REPORT

DATE: April 1, 2009

REQUESTED BY: Don Wallick Wallick Auctions

PROPERTY ADDRESS: 1960 Brightwood Rd. SE New Philadelphia Ohio

PRESENT OWNER: Wayne C. Kamban

VOLUME: 544 **PAGES:** 204 & 206 **TRANSFER:** December 12, 1978

PARCEL NO: 24-00439.000

=====

REAL ESTATE TAXES ARE CURRENTLY LISTED ON THE 2008 TAX DUPLICATE IN THE NAME OF

Wayne C. Kamban

PARCEL NO.: 24-00439.000

DESC. PR 264

VALUATIONS:

LAND: 1,520
BUILDING: 17,790
TOTAL: 19,310
AUV:

TAXES:

GENERAL TAXES: \$ 587.89
TAX REDUCTION: \$ - 159.89
10% ROLLBACK: \$ - 42.80
2 1/2% REDUCTION \$ - 10.70
HOMESTEAD CREDIT \$ - 169.70
TOTAL PER 1/2 YEAR \$ 204.80
UNPAID REAL \$
CURRENT SA: \$ 6.00
PENALTY: \$
PRIOR DEL: \$
TOTAL DUE: \$ 210.80

Special Assessments: MWCD

Taxes for the first half year 2008 are paid
Taxes for the second half year 2008 are determined but not yet due.
Taxes for the year 2009 are undetermined but not yet due.

Approved: **X-Whole Lot**
Not Approved: _____

BY: Laura J. Andrews

PRIOR FILE NO.

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PARCEL 24-00439-008
DISTRICT 24
OWNER: 44 GOSWEN TRP-INDIAN VALLEY
404 NUMBER 42-92
SECTION & PLAT 4, 030
ZONING NUMBER 330 Single Family Det 1-OC
PROPERTY CLASS 330 Single Family Det 1-OC
PERM KEY AD 1050 BRIGHTWOOD RD SE
PERGROUPOOD 20.00 Goshen, Kentucky
LIVING AREA 1712

OWNERSHIP RAMPAN WAYNE C
PR 264

VALUATIONS

VALUATION DATE	01/01/04	01/01/07
AGREEMENT DATE		
REASON FOR CHANGE	ANN EQUAL	ANN EQUAL
LAND	4,050	4,350
IMPROV	4,720	5,080
TOTAL	5,140	5,810
LAND	1,420	1,520
IMPROV	1,550	1,770
TOTAL	1,750	1,970

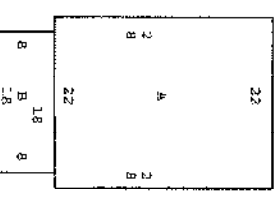
CONSTRUCTION DATA

LEVEL	1	2	3	4
CHLN				
BASE AREA	616	1,400	616	4,580
FIN AREA	616	1,400	616	4,580
VAL	1,000	616	2,000	3,020

ANTIC BRKMT
8,450

TOTAL BASE
8,450

NO. TYPE ADJUSTMENT
SUB TOTAL
UNFINISHED INTERIOR
8,450



CONSTRUCTION DATA

CONSTR	1	2	3	4
BASE AREA	616	1,400	616	4,580
FIN AREA	616	1,400	616	4,580
VAL	1,000	616	2,000	3,020

PROPERTY DATA

CONDN	1	2	3	4
BASE AREA	616	1,400	616	4,580
FIN AREA	616	1,400	616	4,580
VAL	1,000	616	2,000	3,020

PROPERTY DATA

CONDN	1	2	3	4
BASE AREA	616	1,400	616	4,580
FIN AREA	616	1,400	616	4,580
VAL	1,000	616	2,000	3,020

PROPERTY DATA

CONDN	1	2	3	4
BASE AREA	616	1,400	616	4,580
FIN AREA	616	1,400	616	4,580
VAL	1,000	616	2,000	3,020

COMMENTS/REMARKS
7.58 Land 7.58 Imp 100 Total 3550 Imp

GRAB 1 OF 1

DATE: 01/31/07
REASON FOR VALUATION: ANN EQUAL
CONTACT: LIGERD
REVIEWED:

REPRODUCTION COST
30030
5600

PRC
60

FINC
148

TOUR CASH
4,580
4,720

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TAX AND LEGAL REPORT

DATE: April 1, 2009

REQUESTED BY: Don Wallick Wallick Auctions

PROPERTY ADDRESS: 1960 Brightwood Rd. SE New Philadelphia Ohio

PRESENT OWNER: Wayne C. Kamban

VOLUME: 544 **PAGE:** 204 & 206 **TRANSFER:** December 12, 1978

PARCEL NO: 24-00438.000

=====

REAL ESTATE TAXES ARE CURRENTLY LISTED ON THE 2008 TAX DUPLICATE IN THE NAME OF

Wayne C. Kamban

PARCEL NO.: 24-00438.000
DESC. PR 264

VALUATIONS:

LAND: 7,800
BUILDING: 2,980
TOTAL: 10,780
AUV:

TAXES:

GENERAL TAXES: \$ 328.20
TAX REDUCTION: \$ - 59.10
10% ROLLBACK: \$
2 1/2% REDUCTION \$
HOMESTEAD CREDIT \$
TOTAL PER 1/2 YEAR \$ 269.10
UNPAID REAL \$
CURRENT SA: \$ 18.00
PENALTY: \$
PRIOR DEL: \$
TOTAL DUE: \$ -0-

Special Assessments: MWCD

Taxes for the first half year 2008 are paid
Taxes for the second half year 2008 are determined but not yet due.
Taxes for the year 2009 are undetermined but not yet due.

Approved: **X-Whole Lot**
Not Approved: _____

BY: Laura J. Andrews

PRIOR FILE NO.

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PARCEL: 21-00439-000
 DISTRICT: 21-00439-000
 SECTION & PLAT: 5.008
 BLOCKING NUMBER: 499 ODDER COMMERCIAL PLAZA
 PROPERTY CLASS: BUSINESS KEMAN USED FREIGHTER
 USE KEY: 1994 BRISWOOD RD BR
 BRISWOOD 20.55 (999999) TOWNSHIP
 ALIEN AREA

OWNERSHIP: YAMAK WAYNE C
 PR 251

COMMENTS/REMARKS:
 EXN 1998 EB0703
 EXN 1998 EB0703
 EXN 1998 EB0703
 EXN 1998 EB0703

CASU 1 OF 1

NO.	DESCRIPTION	AMOUNT	DATE
1	DRINK	1.00	1994
2	REPAIR	1.00	1994
3	TOTAL	2.00	

NO.	DESCRIPTION	AMOUNT	DATE
1	DRINK	1.00	1994
2	REPAIR	1.00	1994
3	TOTAL	2.00	

NO.	DESCRIPTION	AMOUNT	DATE
1	DRINK	1.00	1994
2	REPAIR	1.00	1994
3	TOTAL	2.00	

NO.	DESCRIPTION	AMOUNT	DATE
1	DRINK	1.00	1994
2	REPAIR	1.00	1994
3	TOTAL	2.00	

NO.	DESCRIPTION	AMOUNT	DATE
1	DRINK	1.00	1994
2	REPAIR	1.00	1994
3	TOTAL	2.00	

NO.	DESCRIPTION	AMOUNT	DATE
1	DRINK	1.00	1994
2	REPAIR	1.00	1994
3	TOTAL	2.00	

NO.	DESCRIPTION	AMOUNT	DATE
1	DRINK	1.00	1994
2	REPAIR	1.00	1994
3	TOTAL	2.00	

NO.	DESCRIPTION	AMOUNT	DATE
1	DRINK	1.00	1994
2	REPAIR	1.00	1994
3	TOTAL	2.00	

NO.	DESCRIPTION	AMOUNT	DATE
1	DRINK	1.00	1994
2	REPAIR	1.00	1994
3	TOTAL	2.00	

NO.	DESCRIPTION	AMOUNT	DATE
1	DRINK	1.00	1994
2	REPAIR	1.00	1994
3	TOTAL	2.00	

NO.	DESCRIPTION	AMOUNT	DATE
1	DRINK	1.00	1994
2	REPAIR	1.00	1994
3	TOTAL	2.00	

NO.	DESCRIPTION	AMOUNT	DATE
1	DRINK	1.00	1994
2	REPAIR	1.00	1994
3	TOTAL	2.00	

NO.	DESCRIPTION	AMOUNT	DATE
1	DRINK	1.00	1994
2	REPAIR	1.00	1994
3	TOTAL	2.00	

NO.	DESCRIPTION	AMOUNT	DATE
1	DRINK	1.00	1994
2	REPAIR	1.00	1994
3	TOTAL	2.00	

NO.	DESCRIPTION	AMOUNT	DATE
1	DRINK	1.00	1994
2	REPAIR	1.00	1994
3	TOTAL	2.00	

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PROPERTY ADDRESS: 1960 Brightwood Rd. SE New Philadelphia Ohio

PRESENT OWNER: Wayne C. Kamban

VOLUME: 544 **PAGE:** 204 & 206 **TRANSFER:** December 12, 1978

PARCEL NO: 24-00437.000

=====

REAL ESTATE TAXES ARE CURRENTLY LISTED ON THE 2008 TAX DUPLICATE IN THE NAME OF

Wayne C. Kamban

PARCEL NO.: 24-004379.000

DESC. 1-8-3 PR 14 .27A

VALUATIONS:

LAND: 1,270
BUILDING: 0
TOTAL: 1,270
AUV:

TAXES:

GENERAL TAXES: \$ 38.67
TAX REDUCTION: \$ - 10.52
10% ROLLBACK: \$ - 2.82
2 1/2% REDUCTION \$
HOMESTEAD CREDIT \$
TOTAL PER 1/2 YEAR \$ 31.33
UNPAID REAL \$
CURRENT SA: \$ 6.00
PENALTY: \$
PRIOR DEL: \$
TOTAL DUE: \$ -0-

Special Assessments: MWCD

Taxes for the first half year 2008 are paid
Taxes for the second half year 2008 are determined but not yet due.
Taxes for the year 2009 are undetermined but not yet due.

Approved: _____
Not Approved: X-Will be Red Stamped

BY: Laura J. Andrews

PRIOR FILE NO.

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PARCEL: 24-08412-000 DISTRICT: 28 GOSHEN TWP-INDIAN VALLEY
 MAP NUMBER: 18.01 SECTION & PLAT: 21.000
 RECORDING NUMBER: 501-DUBLIED 0-09.99 AC. PROPERTY CLASS: 501-DUBLIED 0-09.99 AC.
 OWNER KEY: PROPERTY ADD: BRIGTHOOD RD HIGHBOROUGH 20.95 GOSHEN TOWNSHIP
 LIVING AREA

OWNERSHIP: KAMRAN MAYNE C
 1 8 3 PG 14 .27A

COMMENTS/AMNO: NOTE: SEE OTHER MAP 7.5% LAND 7.5% IMP 25% and 2. IMP
 CARD 1 OF 1

SITE CHARACTERISTICS		VALUATIONS	
TOPOGRAPHY	FLAT	ASSESSMENT DATE	01/01/04
Level	Water	REASON FOR CHANGE	ANN. F/D/L
High	Water	LAND	3380
Rolling	Gas	MARKET	3380
Swampy	Electric	RENOV	1390
	All	LAND	1270
		ASSESSED IMPROV	1193
		TOTAL	1270

LAND DATA		ADJUSTED		EXTENDED		IMPROV		MARKET	
LAND	ACTUAL FR	ACRAGE	FR	ADJUSTED	VALUE	IMPROV	CTR	MARKET	VALUE
RE	0.270	0.270	0.270	3380	3380				3380
TOTAL									3380

CONSTRUCTION DATA		PRICING LADDER	
CONSTRUCTION DATA	LEVEL	Q1	Q2
	1	2	3
	4		

CONSTRUCTION DATA		PRICING LADDER	
CONSTRUCTION DATA	LEVEL	Q1	Q2
	1	2	3
	4		

CONSTRUCTION DATA		PRICING LADDER	
CONSTRUCTION DATA	LEVEL	Q1	Q2
	1	2	3
	4		

CONSTRUCTION DATA		PRICING LADDER	
CONSTRUCTION DATA	LEVEL	Q1	Q2
	1	2	3
	4		

CONSTRUCTION DATA		PRICING LADDER	
CONSTRUCTION DATA	LEVEL	Q1	Q2
	1	2	3
	4		

CONSTRUCTION DATA		PRICING LADDER	
CONSTRUCTION DATA	LEVEL	Q1	Q2
	1	2	3
	4		

CONSTRUCTION DATA		PRICING LADDER	
CONSTRUCTION DATA	LEVEL	Q1	Q2
	1	2	3
	4		

PREPARED: DATE: 01/02/07 REASON FOR VALUATION: ANN EQUIL CONTACT: LISTED: REVISED:

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TAX AND LEGAL REPORT

DATE: April 1, 2009

REQUESTED BY: Don Wallick Wallick Auctions

PROPERTY ADDRESS: 1960 Brightwood Rd. SE New Philadeiphia Ohio

PRESENT OWNER: Wayne C. Kamban and Sara B. Kamban

VOLUME: 570 **PAGE:** 226 **TRANSFER:** August 30, 1982

PARCEL NO.: 24-00548.000

=====

REAL ESTATE TAXES ARE CURRENTLY LISTED ON THE 2008 TAX DUPLICATE IN THE NAME OF

Wayne C. Kamban and Sara B. Kamban

PARCEL NO.: 24-00548.000

DESC. Whole 265

VALUATIONS:

LAND: 4,740
BUILDING: 3,490
TOTAL: 8,230
AUV:

TAXES:

GENERAL TAXES: \$ 250.56
TAX REDUCTION: \$ - 68.14
10% ROLLBACK: \$ - 18.24
2 1/2% REDUCTION \$
HOMESTEAD CREDIT \$
TOTAL PER 1/2 YEAR \$ 164.18
UNPAID REAL \$
CURRENT SA: \$ 6.00
PENALTY: \$
PRIOR DEL: \$
TOTAL DUE: \$ 170.18

Special Assessments: MWCD

Taxes for the first half year 2008 are paid
Taxes for the second half year 2008 are determined but not yet due.
Taxes for the year 2009 are undetermined but not yet due.

Approved: **X-Whole Lot**
Not Approved: _____

BY: Laura J. Andrews

PRIOR FILE NO.

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PASCHL 24-06248-000
DISTRICT 23 GOSHEN TWP INDIAN VALLEY
MAP NUMBER 42.02
SECTION & PLAT 3.000
ACREAGE 63.000
PROPERTY CLASS 592 Other Residential Strg
OWNER JEN
PROPERTY ADDR SOUTH AVE
NEIGHBORHOOD 48.05 GOSHEN TOWNSHIP
LIVING AREA
CENSUSHIP KANAWAY WAYNE C & GARY R
WHOLE 265
RECORDS/INSTRUMENT NO 758
INSTRUMENT DATE 7-58
YEAR 1960
AREA 710
SQUARE FEET 24000

CONSTRUCTION DATA
FOUNDATION 98
LEVEL 1 2 3 4
CONSTR BASE AREA 2400.00
BRICKING INDOOR VALUE
EXTENDED VALUE 22600
TRIPLES VALUE 12000
MARKUP VALUE 12000
TOTAL VALUE 46800

LAND DATA
LAND SOIL ID/ ACRES/ SQ. FOOT/ BASE FCTR ADJUSTED EXTENDED TRIPLES MARKUP
FE ACTUAL JR BSECT FR DEPTH 95 RAIR 80 RATES VALUE VALUE VALUE
TOTAL 63.000 250.00 200.00 22600 12000 12000

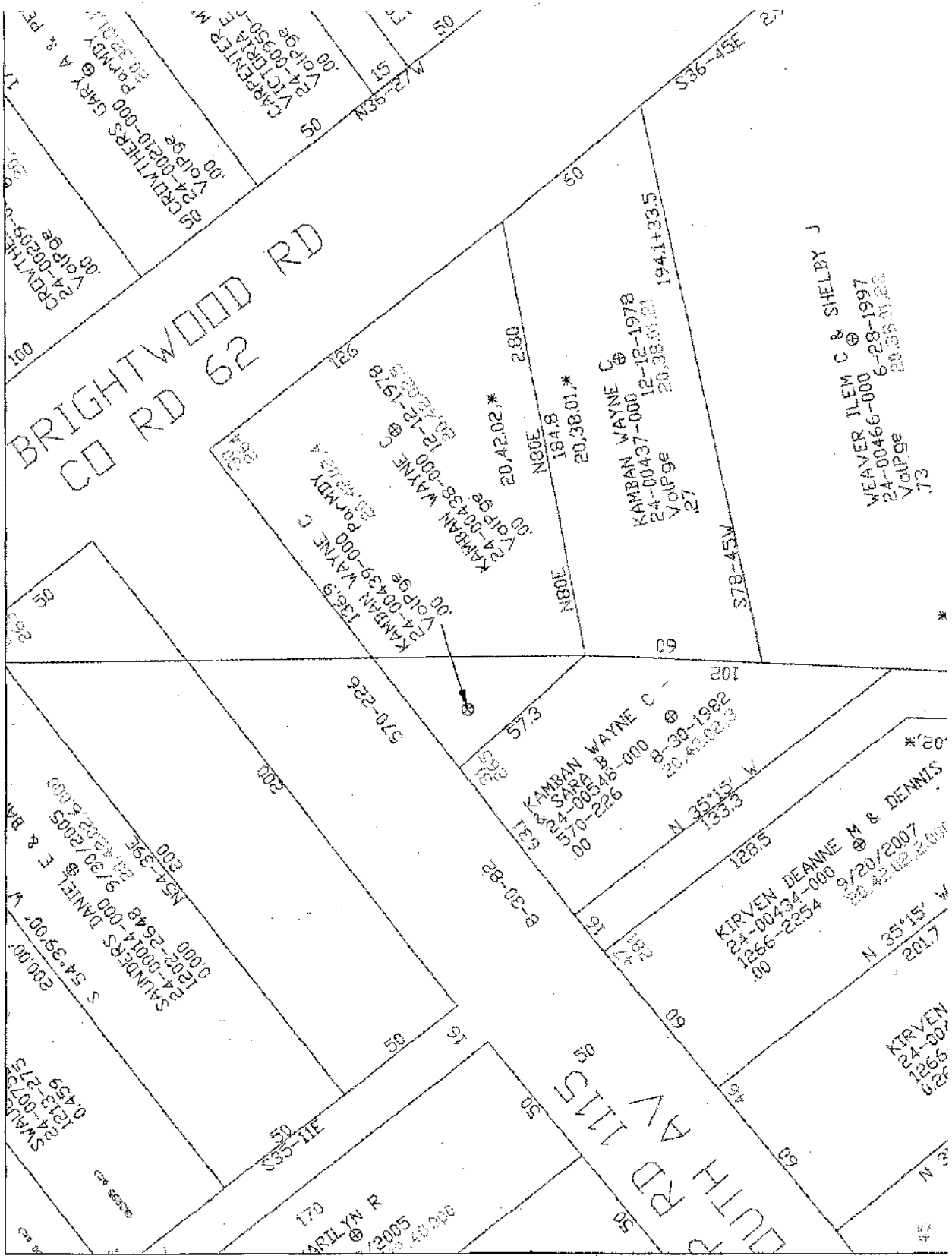
VALUATIONS
01/01/24 01/01/07
ANNUAL TOTAL 12552
LAND 12500
IMPROV 9280
TOTAL 21780
LAND 4410
IMPROV 2490
TOTAL 6900

ASSSESSMENT DATE 01/01/24
REASON FOR CHANGE ANN. CHG
LAND 12500
IMPROV 9280
TOTAL 21780
LAND 4410
IMPROV 2490
TOTAL 6900
ASSESSMENT VALUE 7660

NO	DATE	REASON FOR CHANGE	AREA	VALUE	MARKUP	TOTAL
1	07/24/00	REPRODUCTION	244	2400	1200	3600
2	07/24/00	REPRODUCTION	244	2400	1200	3600
TOTAL						

NO	DATE	REASON FOR CHANGE	AREA	VALUE	MARKUP	TOTAL
1	07/24/00	REPRODUCTION	244	2400	1200	3600
2	07/24/00	REPRODUCTION	244	2400	1200	3600
TOTAL						

REPAIRS: DATE: 01/01/07 REASON FOR VALUATION: ANN BOUNT CONTACT: LISTED: REVISED:



BRIGHTWOOD RD
CEDAR RD 62

SOUTH AVENUE RD 1115

99 CRAWFORDS GARY A & PER
24-00210-000
VolPge 20,360.120

CARPENTER M
24-00950-7
VolPge 20,360.120

MARILYN R
24-00400-000
VolPge 20,360.120

SAUNDERS DANIEL E & BIANCA
24-00014-000
VolPge 20,360.120

KAMRAN WAYNE C
24-00439-000
VolPge 20,360.120

KAMRAN WAYNE C
24-00548-000
VolPge 20,360.120

KIRVEN DEANNE M & DENNIS
24-00434-000
VolPge 20,360.120

KAMRAN WAYNE C
24-00437-000
VolPge 20,360.120

WEAVER ILEM C & SHELBY J
24-00466-000
VolPge 20,360.120

99 CRAWFORDS GARY A & PER
24-00210-000
VolPge 20,360.120

KAMRAN WAYNE C
24-00438-000
VolPge 20,360.120

NB0E 184.8
20,38.01*

KAMRAN WAYNE C
24-00437-000
VolPge 20,360.120

S78-45W

S52-45S

SAUNDERS DANIEL E & BIANCA
24-00014-000
VolPge 20,360.120

KAMRAN WAYNE C
24-00439-000
VolPge 20,360.120

KAMRAN WAYNE C
24-00548-000
VolPge 20,360.120

KIRVEN DEANNE M & DENNIS
24-00434-000
VolPge 20,360.120

KAMRAN WAYNE C
24-00437-000
VolPge 20,360.120

WEAVER ILEM C & SHELBY J
24-00466-000
VolPge 20,360.120

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) _____ 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) _____ 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>Wayne Kamban</u>	<u>3-30-09</u>	<u>Lara Kamban</u>	<u>3/30/09</u>
Seller	Date	Seller	Date
_____	Date	_____	Date
Purchaser	Date	Purchaser	Date
_____	Date	_____	Date
Agent	Date	Agent	Date



Effective 1/1/07

STATE OF OHIO
DEPARTMENT OF COMMERCE

RESIDENTIAL PROPERTY DISCLOSURE FORM

Pursuant to section 5302.30 of the Revised Code and rule 1301:1-4-10 of the Administrative Code.

TO BE COMPLETED BY OWNER (Please Print)

Property Address: 1960 Brightwood Rd. New Phila

Owners Name(s): Kamban

Date: 3-30-, 2009

Owner is 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):

- | | | |
|--|---------------------------------------|--------------------------------------|
| <input checked="" type="checkbox"/> Public Water Service | <input type="checkbox"/> Holding Tank | <input type="checkbox"/> Unknown |
| <input type="checkbox"/> Private Water Service | <input type="checkbox"/> Cistern | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Private Well | <input type="checkbox"/> Spring | _____ |
| <input type="checkbox"/> Shared Well | <input type="checkbox"/> Pond | _____ |

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

Is the quantity of water sufficient for your household use? (NOTE: water usage will vary from household to household) 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: _____

X Owner's Initials WK / SK Date 3-30-09

Purchaser's Initials _____ / _____ Date _____ / _____

Property Address 1960 Brightwood Rd. New Phila

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

- Public Sewer Private Sewer Septic Tank
 Leach Field Aeration Tank Filtration Bed
 Unknown 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: _____

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: _____

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 type="checkbox"/>	<input checked="" type="checkbox"/>
2) Plumbing (pipes)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Is water softener leased?	<input type="checkbox"/>	<input 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 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 checked="" type="checkbox"/>	<input 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). _____

X Owner's Initials WK LSA Date 3-30-09

Purchaser's Initials _____ / _____ Date _____ / _____

Property Address 1960 Brightwood Rd. New Phila

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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3) Urea-Formaldehyde Foam Insulation | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4) Radon Gas | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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:

- | | Yes | No | Unknown |
|--|--------------------------|-------------------------------------|--------------------------|
| Is the property located in a designated flood plain? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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: _____

X Owner's Initials WJK / S/E Date 3-30-09

Purchaser's Initials _____ / _____ Date _____ / _____

Property Address 1960 Brightwood Rd New Phila

- 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 type="checkbox"/> | <input checked="" 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: _____

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: STORAGE TANKS WERE REMOVED IN THE EARLY 1980'S WAS A FORMER GAS STATION AT THE BLOCK BUILDING

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: X Wayne Kamban DATE: 3-30-09

OWNER: X Sara Kamban DATE: 3/30/09

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: _____

Auction Conducted By:
Don R. Wallick Auctions, Inc.
Auctioneers: Don R. Wallick
Brennan R. Wallick
Ryan W. Wallick

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