

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: tuscltitle@tuscltitle.net

TAX AND LEGAL REPORT

DATE: May 10, 2016

REQUESTED BY: Amy Stucin, McInturf Realty
amy@mcinturfrealty.net

PROPERTY ADDRESS: 5797 Pleasant Valley Rd. SE, Dennison, OH 44621

PRESENT OWNER: V-M Management Solutions LLC

VOLUME: 1495 PAGE: 2170 TRANSFER: February 8, 2016

PARCEL NO: 59-01575-000

=====

REAL ESTATE TAXES ARE CURRENTLY LISTED ON THE 2015 TAX DUPLICATE IN THE NAME OF

V-M Management Solutions LLC

PARCEL NO.: 59-01575-000

DESC. 7-14-25 18.872A

TOWNSHIP NAME AND NUMBER: 59-Union Twp

VALUATIONS:

LAND: 13810
BUILDING: 19170
TOTAL: 32980
AUV:

TAXES:

GENERAL TAXES: \$
TAX REDUCTION: \$
10% ROLLBACK: \$
2 1/2% REDUCTION \$
HOMESTEAD CREDIT \$
TOTAL PER 1/2 YEAR \$ 584.19
UNPAID REAL \$
CURRENT SA: \$ 3.00
PENALTY: \$
PRIOR DEL: \$
TOTAL DUE: \$ 0

Special Assessments: MWCD

Taxes for the first half year 2015 are paid.
Taxes for the second half year 2015 are paid.

BY: Jessica Murphy
FILE No.: TL-16-2444

PRIOR FILE NO.

This information, including any lot dimensions shown, is derived solely from public records and the internet. While the information is usually reliable, it cannot be guaranteed without a full title examination and a current survey to verify its accuracy.

Tuscarawas County, Ohio

Parcel: 59-01575-000

SUMMARY

Owner	V-M MANAGEMENT SOLUTIONS LLC PO BOX 37 MARIETTA OH 45750 USA	Taxpayer	V-M MANAGEMENT SOLUTIONS LLC PO BOX 37 MARIETTA OH 45750 USA
Tax District	59 UNION TWP-CLAYMONT SD	Class	512-1-FAMILY UPLATTED 10-19 99 ACS
School District	CLAYMONT SD	Subdivision	
Location	5797 SE PLEASANT VALLEY RD	Legal	7 14 25 18 872A
CD Year		Map # / Routing #	15 / 5000
Ag Year		Ag District	
Sales Amount	245,000	Volume	1495
		Acres	18.872
		Sold	02/08/2016
		Page	2170

CHARGE

	Prior	1st Half	2nd Half	Total
Tax	0.00	584.19	584.19	1,168.38
Special	0.00	3.00	3.00	6.00
Total	0.00	587.19	587.19	1,174.38
Paid	0.00	587.19	587.19	1,174.38
Due	0.00	0.00	0.00	0.00
Escrow				0.00

VALUE

	Appraised	Assessed
Land	39,470	13,810
Improvement	54,770	19,170
Total	94,240	32,980
CAUV	0	0
Homestead	N	
OOC	N	0

TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Land Only	Sales Amount	Valid
02/08/2016	V-M MANAGEMENT SOLUTIONS LLC	172	WARRANTY DEED	N	\$245,000	N
01/03/2014	POSITRON ENERGY RESOURCES INC AN OHIO CORPORATION	6	WARRANTY DEED	N	\$292,500	N
01/14/2004	KREINBIHL BLODWIN E	90041	AFFIDAVIT	N	\$0	N
06/02/1992	KREINBIHL BLODWIN E	1487	WARRANTY DEED	N	\$30,000	N
10/02/1990	MCCAULEY HAZEL DALE	2498	WARRANTY DEED	N	\$0	N

LAND

Type	Dimensions	Description	Value
HS-HOMESITE	1 000	Acres	12,000
T-TILLABLE	2 300	Acres	3,860
P-PASTURE	13 990	Acres	23,500
W-WASTE	1 080	Acres	110
RW-RIGHT OF WAY	0 502	Acres	0

DWELLING

Card 1	Style	01-SINGLE FAMILY	Family Rooms	0	Heating	Y
	Stories	1 00	Dining Rooms	0	Cooling	N
	Rec Room Area	0	Year Built	1900	Grade	C-5
	Finished Basement	0	Year Remodeled	1989	Fireplace Openings	0
	Rooms	6	Full Baths	0	Fireplace Stacks	0
	Bed Rooms	3	Half Baths	0	Living Area	1,664
			Other Fixtures	0	Appraised Value	27,910

OTHER IMPROVEMENT

Card	Description	Yr Bll	Yr Rem	Size	Condition	Value
2	SHED-SHED	1959		720	FAIR	1,880
2	FLAT BARN-FLAT BARN	1900		1,600	FAIR	3,240
2	SHOP-SHOP	1900		1,600	FAIR	6,220
2	CANOPY-CANOPY	1960		1,300	POOR	1,690
2	SHED-SHED	1960		576	FAIR	1,500
2	SHED-SHED	1960		192	FAIR	580
1	LEAN TO-LEAN TO	1960		2,640	FAIR	4,510
3	MOBILE HM-MOBILE HOME	1995		728	AVERAGE	0
3	POLE BARN-POLE FRAMED GENERAL PURPOSE BUILDING	1963		1,440	AVERAGE	3,630
3	TWDDK-TRAILER WOOD DECK	1995		144	AVERAGE	0
1	NCA-NEW CONSTRUCTION ADDITION	2014		0	AVERAGE	2,940
1	NCP-NEW CONSTRUCTION PORTCH	2014		64	GOOD	670

UTILITIES

Water	N	Sewer	N	Electric	N	Gas	N	Well	N	Septic	N
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SKETCH

Card 1

Name	Description	Size	
14	NCA-NEW CONSTRUCTION ADDITION	0	[7]
15	NCP-NEW CONSTRUCTION PORTCH	64	
7	LEAN TO-LEAN TO	2,640	
A	A/1SFR/B	832	
B	OFF	64	
C	2CCNBG	480	
D	EFP	48	
E	1SFR/BA	144	



Card 2

Name	Description	Size	
1	SHED-SHED	720	
2	FLAT BARN-FLAT BARN	1,600	
3	SHOP-SHOP	1,600	
4	CANOPY-CANOPY	1,300	
5	SHED-SHED	576	
6	SHED-SHED	192	[2]

[6]

[1]

[3] [5]

[4]

Card 3

Name	Description	Size
13	TWDDK-TRAILER WOOD DECK	144
8	MOBILE HM-MOBILE HOME	728
9	POLE BARN-POLE FRAMED GENERAL PURPOSE BUILDING	1,440

[13]

[8]

[9]

TRANSFERRED
TRANSFER FEE
CONVEYANCE EXAMINED
SEC. 319-101 R.C. COMPLIED WITH

FEB 08 2016

AMT 980 -
LARRY LINDBERG
Tuscarawas County Auditor

VOL 1495 PAGE 2170

201600001276
Filed for Record in
TUSCARAWAS COUNTY, OH
LORI L SMITH, RECORDER
02-08-2016 At 11:30 am.
WARRANTY D 36.00
OR Volume 1495 Page 2170 - 2172



GENERAL WARRANTY DEED
(Statutory Form O.R.C. Section 5302-05-.06)

Positron Energy Resources, Inc., an Ohio Corporation, Charter/Registration No. 1008528 under the laws of the State of Ohio, the Grantor, for the consideration of One Dollar and other valuable consideration received to its full satisfaction of V-M Management Solutions, LLC, an Ohio Limited Liability Company, Charter/Registration No. 2141003, whose tax-mailing address is P.O. Box 37 Marietta, Ohio 45750, the Grantee, does GIVE, GRANT, BARGAIN, SELL AND CONVEY WITH GENERAL WARRANTY COVENANTS unto the said Grantee, his heirs and assigns, the following described REAL PROPERTY:

TRACT ONE:

Situated in the Township of Union, County of Tuscarawas, and State of Ohio.

Being a part of the Southeast quarter of the Section 25, Town 14, Range 7, and being a part of a 38.88 acre tract as conveyed to Ralph E. and Frances H. Carmack by a deed as recorded in Volume 280, Page 20, of the Tuscarawas County Deed Records, and being more fully described as follows:

Beginning at an iron pin in County Road No. 37 and at the Northeast corner of a 6.50 acre tract (5.735 acre tract by new survey) as conveyed to Ralph E. and Frances H. Carmack, said iron pin being the following two (2) courses and distances from an iron pin at the Northwest corner of the southeast quarter of Section 25; South 2° 07' West, 1009.20 feet to an iron pin and North 77° 38' East, 582.0 feet; thence from said beginning point and with the center of the traveled portion of County Road No. 37 the following four (4) courses and distances: North 46° 56' East, 171.92 feet; North 43° 25' East, 213.02 feet; North 38° 47' East, 293.25 feet and North 32° 42" East, 206.90 feet to a point at a corner of the above mentioned 38.88 acre tract; thence with the easterly line of said 38.88 acre tract, South 45° 40' East, 566.00 feet; thence South 20° 17' East, 285.00 feet; thence South 8° 42' East, 520.90 feet to a point at the Southeast corner of said 38.88 acre tract; thence with the South line thereof, North 87° 55' West, 1032.00 feet to a point in a lane; thence with said lane, North 14° 25' West, 479.9 feet to the place of beginning.

Containing 20.381 acres, more or less.

Subject to and having the benefit of all easements, leases, rights of way, zoning, restrictions and covenants of record.

The above description was prepared by Frank E. Blair, Reg. Surveyor #5918.

Also conveying the easements for existing drainage systems from septic tank and from area of existing barn building over and upon building over and upon adjacent 9.222 acre tract previously conveyed to Virginia P. Lance and the right to maintain said drainage systems.

EXCEPTING the following described premises:

Situated in the County of Tuscarawas, in the State of Ohio, and in the Township of Union:

Being a part of the Southeast quarter of Section 25, Township 14, Range 7, in the Steubenville Land District.

To find the place of beginning, start at an iron pin at the Northwest corner of said Southeast quarter; thence along the quarter-section line South 2° 07' West, 1009.20 feet to an iron pin (found) in the center of County Road No. 37, and being the Northwest corner of a 5.735 acre tract as recorded in Volume 539, Page 783, of the Tuscarawas County Deed Records; thence with the road North 77° 38' East 582.25 feet to an iron pin (found) on the east edge of a lane or driveway, which is the place of beginning and Northwest corner for the tract herein being described; thence North 46° 56' East, 155.00 feet to a railroad spike in the center of the road; thence leaving the road bearing South 44° 06' 15" East, 255.47 feet to an iron pin; thence bearing South 37° 57' 30" West, 331.50 feet to an iron pin in said land; thence with the lane North 14° 25' West, 350.00 feet to the place of beginning. Containing 1.509 acres, more or less.

Being a part of a 20.381 acre tract conveyed by General Warranty Deed recorded in Volume 539, Page 9933, of the Tuscarawas County Deed Records.

Survey and description prepared by Paul J. McCullough, Registered Surveyor No. 2513, and Robert K. Sterling, Registered Surveyor No. 6413, on June 22, 1979.

Being Tax Parcel #59-01575-000, taxed as 18.872 acres.

TRACT TWO:

Situated in the County of Tuscarawas, in the State of Ohio, and in the Township of Union.

Being a part of the Southeast quarter of Section 25, Township 14, Range 7, in the Steubenville Land District.

To find the place of beginning start at an iron pin at the Northwest corner of said Southeast quarter; thence along the quarter-section line South 2° 07' West, 1009.20 feet to an iron pin (found) in the center of County Road No. 37, and being the Northwest corner of a 5.3735 acre tract as recorded in Volume 539, Page 783, of the Tuscarawas County Deed Records; thence with the road North 77° 38' East 582.25 feet to an iron pin (found) on the east edge of a lane or driveway, which is the place of beginning and Northwest corner for the tract herein being described; thence North 46° 56' East, 155.00 feet to a railroad spike in the center of the road; thence leaving the road bearing North South 44° 06' 15" East, 255.47 feet to an iron pin; thence bearing South 37° 57' 30" West, 331.50 feet to an iron pin in said land; thence with the land North 14° 25' West, 350.00 feet to the place of beginning. Containing 1.509 acres, more or less.

Being a part of a 20.381 acre tract conveyed by General Warranty Deed recorded in Volume 539, Page 993, of the Tuscarawas County Deed Records.

Survey and description prepared by Paul J. McCullough, Registered Surveyor No. 2513, and Robert K. Sterling, Registered Surveyor No. 6413, on June 22, 1979.

Being Tax Parcel #59-01576-000

Subject to the following:

Reservation for all mineral rights by Howard E. and Hazel Dale McCauley recorded in Volume 548, Page 641 of the Tuscarawas County Deed Records. No further title examination was performed under the above Instrument.


The real property described herein, is conveyed subject to any items listed above which are exempted from the general warranty covenants, along with the following items: all reservations, easements, leases, covenants, conditions, restrictions and out conveyances of record; all legal highways; zoning, building and other laws, ordinance and regulations; real estate taxes and assessments not yet due and payable; and discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which are not shown by the public records, but would be shown in a correct survey of premises.

Parcel No. #: 59-01575-000; 59-01576-000

Prior Instrument Reference: Volume 1440, Page 2513, Tuscarawas County Official Records.

EXECUTED AND ACKNOWLEDGED this 5th day of February, 2016.

Positron Energy Resources, Inc.,
an Ohio Corporation



By: Eddy L. Bickel
Its: President

STATE OF OHIO ~~OHIO~~ ^{WASHINGTON}
~~OSHDARAWAS~~ COUNTY, SS:

The foregoing instrument was acknowledged before me this 5th day of February, 2016, by Eddy L. Bickel ^{President} ~~President~~ (or agent) on behalf of Positron Energy Resources, Inc., an Ohio Corporation, Charter/Registration No. 1008528.



ABRAHAM SELLERS, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date
Section 147.09 R.C.


Notary Public

(seal)

This instrument prepared by:
Attorney D. Brad Zimmerman
TCTC # 18-2113 TO
Fitzpatrick Zimmerman & Rose Co., L.P.A.
Attorneys at Law
140 Fair Ave., N.W. - P. O. Box 1014
New Philadelphia OH 44663

201600001276
TUSC TITLE
PICK UF



HOLMES LIMESTONE INC
 59-01444-000 @
 1052-1970 4-1-2002
 9.22 19.15.13

MICHELLE
 1995

WANDSIK S
 59-00640-1
 750-410
 6.504

WANDSIK ST
 59-00643-01
 750-410
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V-M MANAGEMENT SOLUTIONS LLC
 59-01575-000 @
 1495-2170 2/8/2016
 18.870 19.15.5

V-M MANAGEMENT SOLUTIONS LLC
 59-01576-000 @
 1495-2170 2/8/2016
 19.15.4

350 N14-25V
 479.91 FOLTZ DAN & JUDY @
 59-00105-001 PerMDY 19.15.3.01
 438.48 669-299 464.03'
 S 14°34'13" E

19-15-B&G-2.255-8-2013
 BAXTER BRIAN & TARA @
 59-00105-003
 1433-757 9/27/2013
 2.255 19.15.3.030

L
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N 87°55'00" W
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N13-59W
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N8-32W
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S46-56V
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N77-38E
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N77-38E
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S44-06V
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S37-58V
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S32-42V
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S38-47V
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S47-32E
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DEEDS OVERLAP

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STATE OF OHIO
DEPARTMENT OF COMMERCE

2013

5797 PLEASANT VALLEY RD SE

RESIDENTIAL PROPERTY DISCLOSURE FORM

OWNERS HAVE NEVER LIVED IN THIS PROPERTY

Purpose of Disclosure Form: This is a statement of certain conditions and information concerning the property actually known by the owner. An owner may or may not have lived at the property and unless the potential purchaser is informed in writing, the owner has no more information about the property than could be obtained by a careful inspection of the property by a potential purchaser. Unless the potential purchaser is otherwise informed, the owner has not conducted any inspection of generally inaccessible areas of the property. This form is required by Ohio Revised Code Section 5302.30.

THIS FORM IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR BY ANY AGENT OR SUBAGENT REPRESENTING THE OWNER. THIS FORM IS NOT A SUBSTITUTE FOR ANY INSPECTIONS. POTENTIAL PURCHASERS ARE ENCOURAGED TO OBTAIN THEIR OWN PROFESSIONAL INSPECTION(S).

Owner's Statement: The statements contained in this form are made by the owner and are not the statements of the owner's agent or subagent. The statements contained in this form are provided by the owner only to potential purchasers in a transfer made by the owner. The statements are not for 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.

OWNER INSTRUCTIONS

Instructions to Owner: (1) Answer ALL questions. (2) Report known conditions affecting the property. (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.

Owner's Initials JD Date 7/22/16
Owner's Initials _____ Date _____

Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____



STATE OF OHIO DEPARTMENT OF COMMERCE

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: 5797 PLEASANT VALLEY RD SE

Owners Name(s): V-M MANAGEMENT SOLUTIONS LLC

Date: 7/22, 2016

Owner is not occupying the property. If owner is occupying the property, since what date: NEVER OWNERS HAVE NEVER LIVED IN THIS PROPERTY

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): Public Water Service, Private Water Service, Private Well, Shared Well, Holding Tank, Cistern, Spring, Pond, Unknown, Other

Do you know of any current leaks, backups or other material problems with the water supply system or quality of the water? No

Is the quantity of water sufficient for your household use? (NOTE: water usage will vary from household to household) No

- B) SEWER SYSTEM: The nature of the sanitary sewer system servicing the property is (check appropriate boxes): Public Sewer, Leach Field, Unknown, Private Sewer, Aeration Tank, Other, Septic Tank, Filtration Bed

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

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

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 previous or current leaks or other material problems with the roof or rain gutters? No

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? No

Owner's Initials Date 7/22/16

Purchaser's Initials Date

Property Address 5797 PLEASANT VALLEY RD SE

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/backup; or leaking pipes, plumbing fixtures, or appliances? Yes No
If "Yes", please describe and indicate any repairs completed: _____

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: _____

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.

E) STRUCTURAL COMPONENTS (FOUNDATION, BASEMENT/CRAWL SPACE, FLOORS, INTERIOR AND EXTERIOR WALLS): Do you know of any previous or current 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 and indicate any repairs, alterations or modifications to control the cause or effect of any problem identified (but not longer than the past 5 years): _____

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) WOOD DESTROYING INSECTS/TERMITES: Do you know of any previous/current presence of any wood destroying insects/termites in or on the property or any existing damage to the property caused by wood destroying insects/termites? Yes No
If "Yes", please describe and indicate any inspection or treatment (but not longer than the past 5 years): _____

G) MECHANICAL SYSTEMS: Do you know of any previous or current problems or defects with the following existing 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 type="checkbox"/>	<input type="checkbox"/>	8) Water softener	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) Plumbing (pipes)	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	9) Security System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4) Central Air conditioning	<input type="checkbox"/>	<input 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 type="checkbox"/>	10) Central vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6) Fireplace/chimney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11) Built in appliances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7) Lawn sprinkler	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12) Other mechanical systems	<input type="checkbox"/>	<input 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 (but not longer than the past 5 years): _____

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 type="checkbox"/>	<input type="checkbox"/>
2) Asbestos	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3) Urea-Formaldehyde Foam Insulation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4) Radon Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. If "Yes", indicate level of gas if known _____			
5) Other toxic or hazardous substances	<input type="checkbox"/>	<input 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: _____

Owner's Initials [Signature] Date 7/22/16

Owner's Initials _____ Date _____

Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____

Property Address 5797 PLEASANT VALLEY RD SE

I) 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: _____

Do you know of any oil, gas, or other mineral right leases on the property? Yes No

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to oil, gas, and other mineral rights. Information may be obtained from records contained within the recorder's office in the county where the property is located.

J) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA: Yes No Unknown
Is the property located in a designated flood plain?
Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area?

K) DRAINAGE/EROSION: Do you know of any previous or current flooding, drainage, settling or grading or erosion problems affecting the property? Yes No
If "Yes", please describe and indicate any repairs, modifications or alterations to the property or other attempts to control any problems (but not longer than the past 5 years): _____

L) ZONING/CODE VIOLATIONS/ASSESSMENTS/HOMEOWNERS' 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, fees or abatements, which could affect the property? Yes No
If "Yes", please describe: _____

List any assessments paid in full (date/amount) _____
List any current assessments: _____ monthly fee _____ Length of payment (years _____ months _____)

Do you know of any recent or proposed rules or regulations of, or the payment of any fees or charges associated with this property, including but not limited to a Community Association, SID, CID, LID, etc. Yes No
If "Yes", please describe (amount) _____

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

Yes	No	Yes	No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1) Boundary Agreement 4) Shared Driveway
2) Boundary Dispute 5) Party Walls
3) Recent Boundary Change 6) Encroachments From or on Adjacent Property
If the answer to any of the above questions is "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's Initials [Signature] Date 7/22/16
Owner's Initials _____ Date _____

Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____

Property Address 5797 PLEASANT VALLEY RD SE

CERTIFICATION OF OWNER

Owner certifies that the statements contained in this form are made in good faith and 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] CFO DATE: 7/13/16
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.

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.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to abandoned underground mines. If concerned about this issue, purchaser assumes responsibility to obtain information from the Ohio Department of Natural Resources. The Department maintains an online map of known abandoned underground mines on their website at www.dnr.state.oh.us.

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.

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

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

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

Property Address 5797 PLEASANT VALLEY RD SE

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) BW Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) 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.

Seller	Date	<u>[Signature]</u> CFO	Date
Purchaser	Date	<u>[Signature]</u>	Date
Agent	Date	<u>[Signature]</u>	Date

7/22/11



AGENCY DISCLOSURE STATEMENT



The real estate agent who is providing you with this form is required to do so by Ohio law. You will not be bound to pay the agent or the agent's brokerage by merely signing this form. Instead, the purpose of this form is to confirm that you have been advised of the role of the agent(s) in the transaction proposed below. (For purposes of this form, the term "seller" includes a landlord and the term "buyer" includes a tenant.)

Property Address: 5797 Pleasant Valley Rd SE

Buyer(s): _____

Seller(s): V-M Management Solutions LLC

I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by _____, and _____
AGENT(S) BROKERAGE

The seller will be represented by _____, and _____
AGENT(S) BROKERAGE

II. TRANSACTION INVOLVING TWO AGENTS IN THE SAME BROKERAGE

If two agents in the real estate brokerage _____ represent both the buyer and the seller, check the following relationship that will apply:

- Agent(s) _____ work(s) for the buyer and Agent(s) _____ work(s) for the seller. Unless personally involved in the transaction, the broker and managers will be "dual agents", which is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information.
- Every agent in the brokerage represents every "client" of the brokerage. Therefore, agents _____ and _____ will be working for both the buyer and seller as "dual agents". Dual agency is explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* _____

III. TRANSACTION INVOLVING ONLY ONE REAL ESTATE AGENT

Agent(s) Ryan Wallick and real estate brokerage McIntire Realty will

- be "dual agents" representing both parties in this transaction in a neutral capacity. Dual agency is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* _____

represent only the (check one) seller or buyer in this transaction as a client. The other party is not represented and agrees to represent his/her own best interest. Any information provided the agent may be disclosed to the agent's client.

CONSENT

I (we) consent to the above relationships as we enter into this real estate transaction. If there is a dual agency in this transaction, I (we) acknowledge reading the information regarding dual agency explained on the back of this form.

BUYER/TENANT _____ DATE _____

[Signature] CFO 7/22/16
SELLER/LANDLORD DATE

BUYER/TENANT _____ DATE _____

SELLER/LANDLORD _____ DATE _____

TUSCARAWAS COUNTY GENERAL HEALTH DISTRICT

Wastewater Disposal and Water Supply Evaluation

Address: 5797 Pleasant Valley Road SE, Dennison, OH 44621

Name: VM Management Solutions

Mailing Address: McInturf Realty

Wastewater Disposal Evaluation

Primary Treatment- Tank Size and Type

<input type="checkbox"/> Septic Tank	<input type="checkbox"/> Aeration	<input type="checkbox"/> Privy	<input checked="" type="checkbox"/> Unknown
<input type="checkbox"/> Gallon	<input type="checkbox"/> Jet	<input type="checkbox"/> vaulted	
	<input type="checkbox"/> Nayadic	<input type="checkbox"/> Open	<input type="checkbox"/> Other

Secondary Treatment

<input type="checkbox"/> Leach Lines	<input type="checkbox"/> ETA Mound	<input type="checkbox"/> Filter/Discharge	<input type="checkbox"/> Leach Well
<input type="checkbox"/> Total II	<input type="checkbox"/> Length ft	<input type="checkbox"/> Discharge	<input checked="" type="checkbox"/> Unknown

Type of Effluent from Discharge Pipe (If applicable)

<input type="checkbox"/> Clear	<input type="checkbox"/> Cloudy	<input type="checkbox"/> Sudsy	<input type="checkbox"/> Odorous	<input type="checkbox"/> Black
<input type="checkbox"/> None	<input checked="" type="checkbox"/> Undetermined		Sewer dye needed?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
Are all plumbing fixtures currently tied into wastewater system?			<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown	

System Age

Sewer Records found for system Yes No

Comments: _____

From health department records and observations, it is this departments opinion that the system is:

- Not creating a nuisance
- no nuisance observed, but see comments above
- creating a nuisance and requires repairs approved by this office

Water Supply Evaluation

Type of System

Public (No Sample Needed)

<input checked="" type="checkbox"/> Private	<input checked="" type="checkbox"/> Well	<input type="checkbox"/> Cistem
	<input type="checkbox"/> Drilled	<input type="checkbox"/> Pond
	<input type="checkbox"/> Driven	<input type="checkbox"/> Spring
	<input type="checkbox"/> Dug	<input type="checkbox"/> Other

Type of Casing and Development of Well

<input type="checkbox"/> Iron	<input type="checkbox"/> Burlad	<input type="checkbox"/> Above Ground Casing
<input type="checkbox"/> PVC	<input type="checkbox"/> Pit	<input type="checkbox"/> Pitless Adapter and Cap
<input type="checkbox"/> Tile		<input type="checkbox"/> Sanitary Well Seal

Bacteriological Test Results

Date <u>6/9/16</u>	Acceptable _____	Unacceptable <u>E COLI- POS</u>
Date _____	Acceptable _____	Unacceptable _____

Comments: _____

From Health Department records and observations, it is the opinion of this department that this

- private water system is:
- Satisfactory at time of inspection
 - Unsatisfactory at time of inspection

7-22-16

Sanitarian

Date

This inspection report was compiled from observation of the visible components of the water supply and sewage disposal system and if applicable from the owner/ realtor and Health department records. This opinion may be rendered without some knowledge of some individual components of the water supply or sewage disposal system and applies to only the date and time of inspection. Because of these factors this is opinion does not guarantee the future performance of either system.



897 East Iron Avenue
Dover, Ohio 44622

FAX (330) 343-1601
EMAIL director@tchdnow.org
WEB SITE www.tchdnow.org



MICROBIOLOGICAL SAMPLE SUBMISSION REPORT (SSR)

Central District Office
50 W Town St
Columbus Ohio 43215
(614) 728-3778 FAX (614) 728-0160

Northwest District Office
347 North Dunbridge Road
Bowling Green, Ohio 43402
(419) 352-8461 FAX (419) 352-8468

Southwest District Office
401 East Fifth Street
Dayton, Ohio 45402-2911
(937) 285-6357 FAX (937) 285-6249

Northeast District Office
2110 East Aurora Road
Twinsburg, Ohio 44087
(330) 963-1200 FAX (330) 963-4760

Southeast District Office
2195 Front Street
Logan, Ohio 43138
(740) 385-8501 FAX (740) 385-6490

PUBLIC WATER SYSTEM INFORMATION:

PWS ID: OH
PWS Name: Tuscarawas County Health Dept.
Address: 897 E Iron Ave
City, State, Zip: Dover, OH 44622
County: Tuscarawas
Phone: (330)343-5550

LABORATORY INFORMATION:

Reporting Lab Name: Ream & Haeger Laboratory
Reporting Lab Certification No.: 893
Lab Sample Number: 16061554

SAMPLE INFORMATION:

Sample Type: * W/PLATE COUNT
 -- Routine (compliance)
 -- Repeat (confirm positive sample compliance)
Original Routine Positive Sample # _____
 -- Special (not for compliance)
Sample Collection Date: 6-9-16

Sample Collection Time: 2:45 pm
hh:mm am/pm

Sample Collector Name: Mike Chek
Sample Collector Phone: (330)343-5550 ext176
Street Address and Tap Location: KITCHEN
S-797 PLEASANT VALLEY SE
VIA MOT. SOL.

Comments:

Fax (330)365-3764
pH ~7
NITRATE Below 0-1 ppm
NITRITE Less .15 ppm
unsafe
6-14-16

Free Chlorine Residual: _____
Total Chlorine Residual: _____

TYPE PO SAMP

Sample Results:

Analyte	Absent / Negative	Present / Positive	Analysis start date/time	Analysis end date/time	Analytical Lab ID#	Analyst #	Method Used
Total Coliform (3100)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>6.9.14</u> <u>1445</u>	<u>6.10.14</u> <u>1645</u>	<u>893</u>	<u>3655</u>	_____
E. Coli. (3014)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____	_____	_____
Fecal Coliform (3013)	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____	_____	_____

Data Quality Results:

--Instrument Failure
 --Lab not certified

--Requester cancelled
 --Other (Comments)

--Water System requested
 --Lab Error

> 201 T. Col: 8 E Col: