

# Water Front Property

Selling February 3<sup>rd</sup>, 2020

Bayview, Ohio

Log Home \* Cottages \* Beach



Located: 8114 Barrett, Sandusky, Ohio 44870

*Selling at Auction Online Only*

*This property selling Feb. 3<sup>rd</sup>, 2020 includes the following:*

**\*\* 1,988 sq. ft. log home w/4 bedrooms, 3 baths & garage (great residence or rents for \$450/night) \*\* 3 – 250+ sq. ft. Partially Furnished Cottages w/\$200/night rent potential (2 are in need of major repair, 1 new in 2012) \*\* Fish Cleaning Station \* 160 ft. +/- of Beach w/Beach House & Cooking Area.**

This C-3 zoned bay front property offers many possibilities for residential, vrbo income and bed & breakfast potential. 2020 Bookings Available.

**INSPECTION: Sun. Jan. 19 & 26 (1-2PM)**

**TERMS:** Sells Feb. 3<sup>rd</sup> @ 6 P.M. Online Only. Opening Bid \$359,000.00. Selling w/reserve. 5% Buyers Premium. A non-refundable down payment of 10% is due within 24 hrs. of auction end with cash or check, balance due at closing within 45 days. **Taxes:** Prorated. **Possession:** 2 Weeks After Closing. The high bid at the end of the auction will be subject to sellers confirmation or acceptance.

**CLB Limited, Owners**

## Turn Key Opportunity



Paul Wagner & Mike Watson, Auctioneers  
Kristy Gottfried & Ken Lucius, Realtors  
WMS Marketing Services  
1400 E. Wyandot Ave., Upper Sandusky, OH  
Ph: 419-294-4366 - paul@wmsohio.com



[wmsohio.com](http://wmsohio.com)

**WMS**

WWW.WMSOHIO.COM

**AUCTION SERVICES**

SOLD IT



# CONSUMER GUIDE TO AGENCY RELATIONSHIPS

## WMS Marketing Services LLC

We are pleased you have selected WMS Marketing Services LLC to help you with your real estate needs. Whether you are selling, buying or leasing real estate, WMS Marketing Services LLC can provide you with expertise and assistance. Because this may be the largest financial transaction you will enter into, it is important to understand the role of the agents and brokers with whom you are working. Below is some information that explains the various services agents can offer and their options for working with you.

For more information on agency law in Ohio you can also contact the Ohio Division of Real Estate & Professional Licensing at (614) 466-4100, or on their website [www.com.state.oh.us](http://www.com.state.oh.us).

### Representing Sellers

Most sellers of real estate choose to list their home for sale with a real estate brokerage. When they do so, they sign a listing agreement that authorizes the brokerage and the listing agent to represent their interests. As the seller's agent, the brokerage and listing agent must: follow the seller's lawful instructions, be loyal to the seller, promote the seller's best interests, disclose material facts to the seller, maintain confidential information, act with reasonable skill and care and, account for any money they handle in the transaction. In rare circumstances, a listing broker may offer "subagency" to other brokerages which would also represent the seller's interests and owe the seller these same duties.

### Representing Buyers

When purchasing real estate, buyers usually choose to work with a real estate agent as well. Often the buyers want to be represented in the transaction. This is referred to as buyer's agency. A brokerage and agent that agree to represent a buyer's interest in a transaction must: follow the buyer's lawful instructions, be loyal to the buyer, promote the buyer's best interests, disclose material facts to the buyer, maintain confidential information and account for any money they handle in the transaction.

### Dual Agency

Occasionally the same agent and brokerage who represents the seller also represents the buyer. This is referred to as dual agency. When a brokerage and its agents become "dual agents," they must maintain a neutral position in the transaction. They may not advocate the position of one client over the best interests of the other client, or disclose any confidential information to the other party without written consent.

### Representing Both the Buyer & Seller

On occasion, the buyer and seller will each be represented by two different agents from the same brokerage. In this case the agents may each represent the best interest of their respective clients. Or, depending on company policy, the agents may both act as dual agents and remain neutral in the transaction. When either of the above occurs, the brokerage will be considered a dual agent. As a dual agent the brokerage and its managers will maintain a neutral position and cannot advocate for the position of one client over another. The brokerage will also protect the confidential information of both parties.

### Working With WMS Marketing Services LLC

WMS Marketing Services LLC does offer representation to both buyers and sellers. Therefore the potential exists for one agent to represent a buyer who wishes to purchase property listed with another agent in our company. If this occurs each agent will represent their own client, but WMS Marketing Services LLC and its managers will act as a dual agent.

This means the brokerage and its managers will maintain a neutral position and not take any actions that will favor one side over the other. WMS Marketing Services LLC will still supervise both agents to assure that their respective clients are being fully represented and will protect the parties' confidential information.

In the event that both the buyer and seller are represented by the same agent, that agent and WMS Marketing Services LLC will act as dual agents but only if both parties agree. As dual agents they will treat both parties honestly, prepare and present offers at the direction of the parties, and help the parties fulfill the terms of any contract. They will not, however,



disclose any confidential information that would place one party at an advantage over the other or advocate or negotiate to the detriment of either party.

If dual agency occurs you will be asked to consent to it in writing. If you do not agree to your agent acting as a dual agent, you can ask that another agent in our company be assigned to represent you or you can seek representation from another brokerage.

As a buyer, you may also choose to represent yourself on properties WMS Marketing Services LLC has listed. In that instance WMS Marketing Services LLC will represent the seller and you would represent your own best interests. Because the listing agent has a duty of full disclosure to the seller you should not share any information with the listing agent that you would not want the seller to know.

### Working With Other Brokerages

When WMS Marketing Services LLC lists property for sale it also cooperates with, and offers compensation to, other brokerages that represent buyers. WMS Marketing Services LLC does reserve the right, in some instances, to vary the compensation it offers to other brokerages. As a seller, you should understand that just because WMS Marketing Services LLC shares a fee with a brokerage representing the buyer, it does not mean that you will be represented by that brokerage. Instead that company will be looking out for the buyer and WMS Marketing Services LLC will be representing your interests. When acting as a buyer's agent, WMS Marketing Services LLC also accepts compensation offered by the listing broker. If the property is not listed with any broker, or the listing broker does not offer compensation, we will attempt to negotiate for a seller-paid fee.

### Fair Housing Statement

It is illegal, pursuant to the Ohio Fair Housing Law, division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law, 42 U.S.C.A. 3601, as amended, to refuse to sell, transfer, assign, rent, lease, sublease or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in Section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services. It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes.

We hope you find this information to be helpful to you as you begin your real estate transaction. When you are ready to enter into a transaction, you will be given an Agency Disclosure Statement that specifically identifies the role of the agents and brokerages. Please ask questions if there is anything you do not understand.

Because it is important that you have this information, Ohio law requires that we ask you to sign below, acknowledging receipt of this Consumer Guide. Your signature will not obligate you to work with our company if you do not choose to do so.

Mike Goldenmeister  
Name (Please Print)

[Signature] 12-17-19  
Signature Date

Chris Goldenmeister - Realtor  
Name (Please Print)

[Signature] 12/17/19  
Signature Date





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

### Lead Warning Statement

Property Address 8114 Brent Siding Dr. 44870

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).

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

### 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) P&W 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.

<u>X</u> <u>[Signature]</u>	<u>12-17-19</u>	<u>X</u> <u>[Signature]</u>	<u>12/17/19</u>
Seller	Date	Seller	Date
<u>[Signature]</u>	<u>12-17-19</u>	<u>[Signature]</u>	<u>12-17-19</u>
Purchaser	Date	Purchaser	Date
Agent	Date	Agent	Date





**STATE OF OHIO**  
**DEPARTMENT OF COMMERCE**

**2013**

**RESIDENTIAL PROPERTY DISCLOSURE FORM**

**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 MC Date 12/22/2019  
Owner's Initials CB Date 12/22/2019

Purchaser's Initials            Date             
Purchaser's Initials            Date





STATE OF OHIO DEPARTMENT  
OF COMMERCE

2013

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: 8114 Barrett Road, Sandusky, Ohio 44870

Owners Name(s): CLB Limited, LLC - Michael Gildenmeister and Christina Gildenmeister

Date:

Owner ☒ is ☐ is not occupying the property. If owner is occupying the property, since what date: 2005  
If owner is not occupying the property, since what date:

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 and indicate any repairs completed (but not longer than the past 5 years):

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

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

- |                                       |   |   |  |
|---------------------------------------|---|---|--|
| <input type="checkbox"/> Public Sewer | <input type="checkbox"/> Private Sewer            | <input checked="" type="checkbox"/> Septic Tank | (Public Sewer is<br>available at road) |
| <input type="checkbox"/> Leach Field  | <input checked="" 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: Inspected By:

Do you know of any previous or current leaks, backups or other material problems with the sewer system servicing the property?  
Yes ☐ No ☒ If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years):

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? ☐ Yes ☒ No  
If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years):

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:

Owner's Initials MG Date 12/22/2019  
Owner's Initials CB Date 12/22/2019

Purchaser's Initials      Date       
Purchaser's Initials      Date



Property Address 8114 Barrett Road, Sandusky, Ohio 44870

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 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: \_\_\_\_\_

Owner's Initials MC Date 12/22/2019  
Owner's Initials CB Date 12/22/2019

Purchaser's Initials \_\_\_\_\_ Date \_\_\_\_\_  
Purchaser's Initials \_\_\_\_\_ Date \_\_\_\_\_



Property Address 8114 Barrett Road, Sandusky, Ohio 44870

**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:**

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?

Yes  
☐  
☐  
☐

No  
☒  
☒  
☒

Unknown  
☐  
☐  
☐

**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: Connection to public sewer

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?

1) Boundary Agreement

2) Boundary Dispute

3) Recent Boundary Change

Yes  
☐  
☐  
☐

No

☒  
☒  
☒

4) Shared Driveway

5) Party Walls

6) Encroachments From or on Adjacent Property

Yes

☐  
☐  
☐

No

☒  
☒  
☒

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 MCJ Date 12/22/2019  
Owner's Initials CB Date 12/22/2019

Purchaser's Initials \_\_\_\_\_ Date \_\_\_\_\_  
Purchaser's Initials \_\_\_\_\_ Date \_\_\_\_\_



**Property Address** 8114 Barrett Road, Sandusky, Ohio 44870

## 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: Matt A. Siddhant DATE: 12/22/2019

OWNER: Chris Gudenmeyer DATE: 12/22/2019

## 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](http://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:** \_\_\_\_\_



Our website: [driftwoodohio.com](http://driftwoodohio.com) (more information available here)

**Total of .99 acre between both parcels**

Lighthouse Cottage - we rent this year around

Driftwood Lodge - we do not currently rent this from September to April\*, however, we do receive requests for reservations – possible additional income for renting during this time

We also have a small efficiency room\*\* (think small hotel room – no tub, only shower in bathroom) that could also be rented for around \$75.00 to \$100.00 a night for additional possible income (two doorways would need to be re-covered and a door replaced before renting)

*\*We move back into the house for the winter which is why we stop renting the Driftwood Lodge.*

*\*\*We use the efficiency room during the summer while we rent the Lodge so we have not rented it recently, however, we have rented it in the past*

#### **Major Improvements:**

#### **Sample Monthly Utilities:**

Electric	\$400.00
Phone	\$10.00
Trash	\$90.00
Water/Sewer	\$100.00
Supplies	\$50.00
Cable	\$30.00
<b>Total</b>	<b>\$680.00</b>

- ✓ Water pipes, water shut-offs, electric and the main electric panel have been upgraded to facilitate building more rental units
- ✓ Sewer is ready to be connected to (we already pay for it with our water bill even though we do not use it yet)
- ✓ Upgraded 110 power line to the beach house with new breaker box

**Marketing Remark from expired listing:** Driftwood Cottages ~ A once in a lifetime opportunity to own a piece of Waterfront Heaven! A family owned and operated business with (two) year-round cottages of varying sizes and amenities with 165 Feet of Private Beach. Boat trailer parking and fish cleaning station are available on the premises. This listing includes Commercial Parcel No. 33-00464.000 and Residential Parcel No. 33-00464.500 We are located in the heart of Vacationland near the friendly village of Bay View and within the walking distance of the town park, a locally owned restaurant and convenience store/bait shop as well as a bar & grill. Owner is a Real Estate Sales Agent.

#### **Miscellaneous:**



- Beach house has lights, refrigerator, flat top grill run by propane, bar with stools and a large wooden picnic table (beach deck has another wooden picnic table)
- Gazebo has lights, gas and charcoal grills as well as a plastic/metal picnic table
- Fish cleaning shed has lights, electric, large counter space and a sink that drains to the yard (we run a hose to it for water)
- Cyclone (our trash company) will take fish guts and dispose of them
- 2 fire pits, one large one at the beach and a smaller one in the front courtyard area
- Large storage area with lights and electric above the garage and possible efficiency rental
- Extra deep single car garage (bottom section of garage door needs to be repaired)
- Propane wall heater in garage
- Small storage/tool room attached to garage located behind possible efficiency rental
- COREtec flooring and carpet in Driftwood Lodge purchased in spring 2018
- Induction Cooktop in Driftwood Lodge purchased in fall 2018
- New beds and mattresses in Driftwood Lodge purchased in spring 2019
- Dishwasher in Driftwood Lodge purchased in Spring 2019
- Clothes washer purchased in Spring 2019
- We currently advertise in 2 magazines, a newspaper and a map (we have not advertised with Lake Erie Shores and Islands)
- 2 small brown cottages are not rentable due to age and condition (new electric and water is already installed nearby for replacement rental units)
- Driftwood Cottages business items will stay such as linens (kitchen, bed and bath), furniture (indoor and outdoor), kitchen items (both cottages), etc.
- In-wall A/C unit in Lighthouse Cottage does not work properly, window unit works well
- Lighthouse Cottage is cooled by 1 window A/C unit and heated with two electric radiant heaters
- Driftwood Lodge is cooled with 2 window A/C units and heated with baseboard heating
- Both rental units have electronic locks on the doors for no key issues
- Almost 1 acre of land when both parcels are added together
- Natural gas is available behind the Lighthouse Cottage



## Capital Improvements

- New mattresses and bed frames
- Installed new flooring in Driftwood Lodge (COREtec Plus and carpet)
- New water pipes on the entire property
- Updated property electrical with room for additional boxes
- Installed water shut-offs to property sections, to each cottage and for new builds
- Replaced roof on garage, office areas and flat roof on back of Driftwood Lodge
- Installed new electrical box to accommodate larger structures and new cottages
- Installed and updated electric to beach house
- Installed Lighthouse Cottage on full concrete foundation
- Preparations for efficiency cottages, shed and fish cleaning house tear down and replacement

**2019 Sales\* through 12/20/19** (second year with 4 months of rentals for Driftwood Lodge) **11% growth over previous year**

Gross Sales	\$58,380.00
-------------	-------------

**2018 Sales\*** (first year with 4 months of rentals for Driftwood Lodge)

Gross Sales	\$55,955.00
-------------	-------------

**2017 Sales\*** (test rentals of Driftwood Lodge)

Gross Sales	\$40,794.00
-------------	-------------

**2016 Sales\*** (Lighthouse Cottage rentals only)

Gross Sales	\$34,257.50
-------------	-------------

\* Square report

**Driftwood Lodge** rented 4 months of a 7 month season.

**Lighthouse Cottage** rented year around.

Turn key business opportunity with *all day to day interior and exterior business items* from linens to picnic tables to remain with the property.

Located near full service marina with ramp, rentals and dockage.

No paid employees (completely family run business with most rentals occurring from mid-April to the end of October)



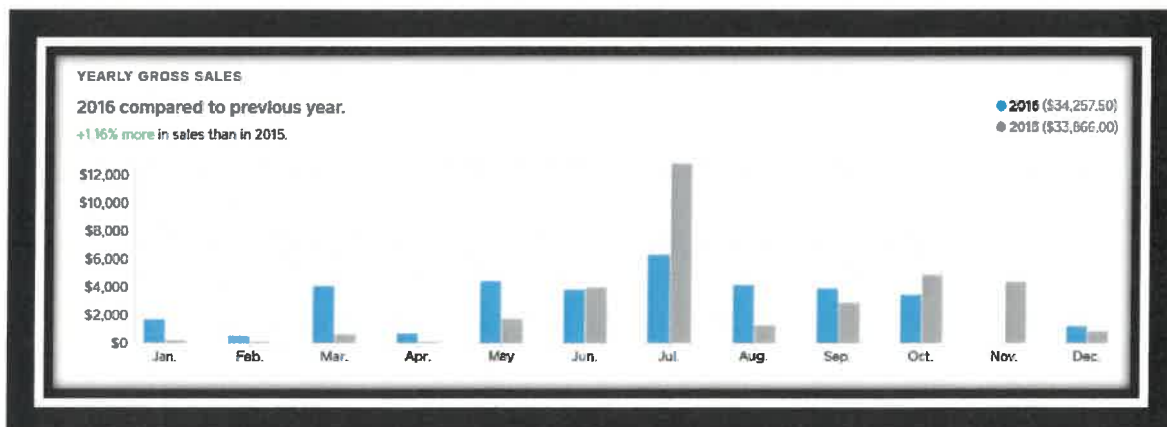
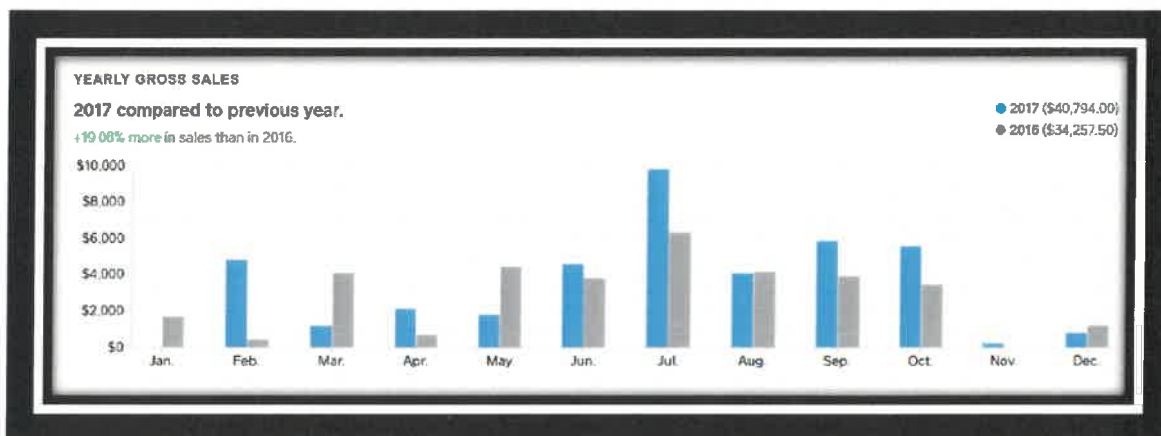
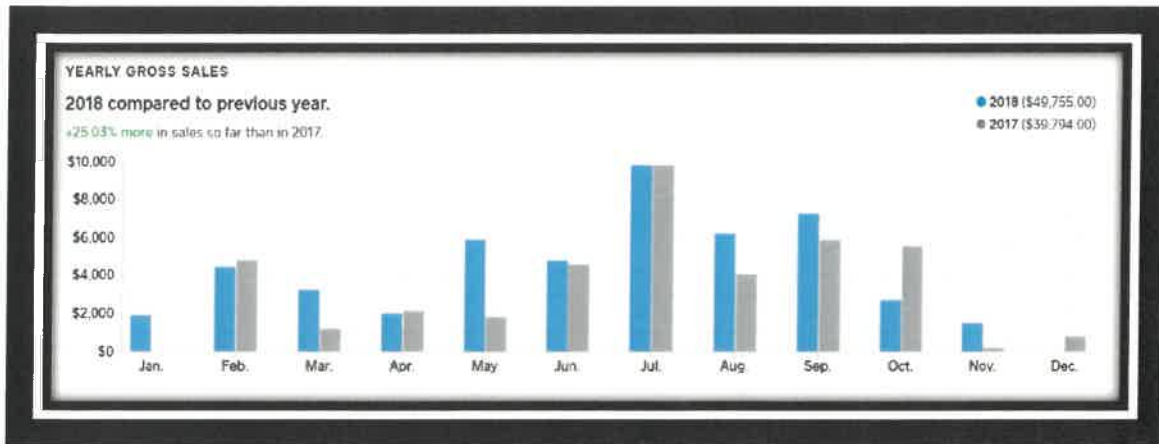
## Cottage Rental Information

	Actual Income	Projected Income with no new cottage* (2 total rentals)	Projected Income with one new cottage* (3 total rentals)	Projected Income with two new cottages* (4 total rentals)
2014	\$21,830			
2015	\$33,665			
2016	\$34,260			
2017	\$40,795			
2018	\$55,955			
2019	\$58,380			
2020		\$70,000	\$98,000	\$126,000

*\* Projections are based on current rental calendar, rental history, previous business growth  
and renting the Driftwood Lodge for the full 7 month season*



## Driftwood Cottages Yearly Comparison by Month\*



\*Square reports as of 11/1/2018

2015 rental units: Lighthouse Cottage and 2 efficiency cottages (2015 income = \$33,866.00)

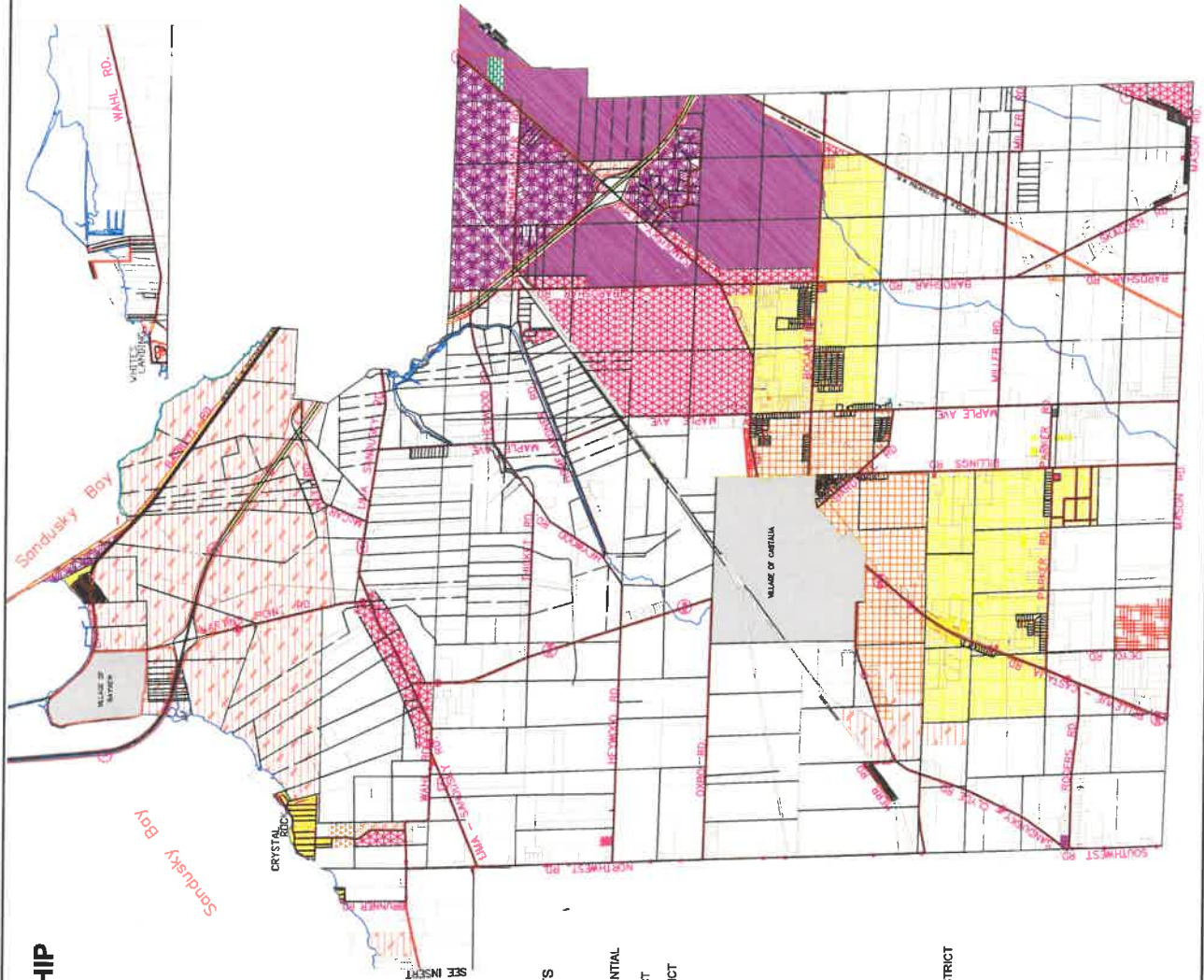
2016 rental units: Lighthouse Cottage and 1 efficiency cottage (2016 income = \$34,257.50)

2017 rental units: Lighthouse Cottage and one-fourth season of Driftwood Lodge (2017 income = \$40,794)

2018 rental units: Lighthouse Cottage and Driftwood Lodge (2018 income through 11/1/18 \$49,755)

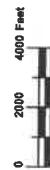


# **MARGARETTA TOWNSHIP ERIE COUNTY, OHIO ZONING MAP**



## **MARGARETTA TOWNSHIP ZONING DISTRICTS**

- A AGRICULTURE
- R-1 SINGLE FAMILY SERVICED RESIDENTIAL
- R-2 TWO FAMILY RESIDENTIAL DISTRICT
- R-3 MULTI-FAMILY RESIDENTIAL DISTRICT
- MH MOBILE HOME PARK
- C-1 LOCAL COMMERCIAL DISTRICT
- C-2 GENERAL COMMERCIAL DISTRICT
- C-3 RECREATION DISTRICT
- PBO PROFESSIONAL & BUSINESS OFFICE DISTRICT
- I-1 LIGHT INDUSTRIAL DISTRICT
- I-2 HEAVY INDUSTRIAL DISTRICT
- MA MINERAL AGGREGATE DISTRICT
- PUD PLANNED UNIT DEVELOPMENT DISTRICT



Prepared by the Erie County Department of Planning and Development  
This map is to be used for illustrative purposes only. Erie County, Ohio assumes no liability or responsibility for any errors or omissions contained herein.  
Source: Erie County Auditor, Margaretta Township  
Approved: December 6, 2016  
Resolution 2016-16



## Index A

[illegible]



To assist in the prevention of the transmission of light and noise from within any commercial district into any abutting residential district, screening shall be required where such district abuts or is contiguous to any residential district without an intervening alley or other public way. Such screening shall be provided within the commercial district, but not within a public street or alley, along the entire contiguity of said districts. Screening shall be of opaque or translucent materials resistant to deterioration by natural causes, or it shall be of such plant materials as will provide a year round evergreen screening. Screening as provided herein shall not be less than six (6) feet in height, shall be provided from the grade of the property upward and shall be permanently maintained. A minimum of a ten (10) foot wide buffer area shall be provided adjacent to residential districts. Screening or buffering must also be in compliance with the provisions of Section 24.8.

**16.6 Required Parking**

As specified in Article 25.

**16.7 Signs**

As specified in Article 26.

**16.8 Accessory Structures Set-Back and Size Specifications Refer to Appendix E: C-2 (Resolution 2018-06)**

**ARTICLE 17**  
**Recreation District (C-3)**

**17.0 Purpose**

The C-3 District provision is designed in recognition of the fact that Lake Shore and certain inland areas within the Township have potential commercial value to the recreation industry. Generally the kinds of uses that would be deemed appropriate would be those that may be considered accessory but not limited to activities such as boating, camping, fishing, hunting, horseback riding, golfing, etc.

**17.1 Principal Permitted Uses**

- 1) Recreational facilities such as community centers, ice rinks, playing fields, swimming pools, winter sports, and riding stables.
- 2) Golf courses and driving ranges, golf pro shops, skeet and trap shooting ranges.
- 3) Marinas, (watercraft and boat motor sales, parts and marina equipment, service, dockage, fuel, and dry storage).



- 4) Hunting areas.
- 5) Any park over five (5) acres.

## 17.2 Conditionally Permitted Uses

The following uses shall be permitted by the Township Board of Appeals, pursuant to the conditions noted below and to Article 9 of this Resolution:

- 1) Retail and service uses when primarily accessory to the recreation facility, which may include, but is not limited to a restaurant and/or cocktail lounge and subject to 9.2.
- 2) Open air commercial amusements, including but not limited to amusement parks, miniature golf courses, batting cages, and mini race car or go-cart tracks, subject to Section 9.2. and the following conditions:
  - A) Such uses shall not have an adverse impact on surrounding properties.
  - B) Such uses shall be appropriately screened from adjacent properties with landscaping, a wall or wood privacy fencing so as to reduce potential noise, glare and vehicular and pedestrian traffic congestion.
- 3) RV trailer parks or campgrounds shall comply with the requirements of the Ohio Administrative Code, Chapter 3701 promulgated by the Ohio Public Health Council in accordance with Chapter 3733 of the Ohio Revised Code and subject to the following conditions:
  - A) Travel trailer parks must be a minimum of ten (10) acres in size.
  - B) No trailer shall be closer than ten (10) feet from any private street or adjacent property line, or twenty-five (25) feet from any right-of-way line.
  - C) No business of any kind shall be conducted in any trailer.
  - D) All repairs shall be conducted within a wholly enclosed building.
  - E) Fence and/or greenbelts may be required by the Margareta Township Zoning Inspector
  - F) All exterior lighting shall be sufficient to provide security and discourage vandalism in the park. All lighting shall be shielded from adjacent residential districts.
  - G) The Margareta Township Board of Zoning Appeals shall approve the plans for any travel trailer park prior to issuance of a zoning certificate.
- 4) Renewable Energy Facilities
  - As specified in Article 24.9.

## 17.3 Site and Landscape Plan Review



A site plan must be submitted to the Township Board of Appeals for approval in accordance with the provisions of Section 23.22.

**17.4 Performance Standards**

- 1) No parking space, building or accessory building, use other than plant material shall be located closer than fifty (50) feet from abutting residential property line or road right-of-way line.
- 2) Adequate off-street parking shall be provided, sufficient to accommodate all users of said activity. Driveways providing means of egress and ingress and parking spaces shall be maintained in a dust-free condition. Driveways shall have a minimum width of twenty-four (24) feet and parking areas shall have a minimum of one hundred and eighty (180) square feet per space exclusive of aisles and driveways.
- 3) All outdoor lighting shall be shielded and directed away from adjacent property and public thoroughfares.

**17.5 Screening/Buffering**

To assist in the prevention of the transmission of light and noise from within any recreation district into any abutting residential district, screening shall be required where such district abuts or is contiguous to any residential district without an intervening alley or other public way. Such screening shall be provided within the commercial district, but not within a public street or alley, along the entire contiguity of said districts. Screening shall be of opaque or translucent materials resistant to deterioration by natural causes, or it shall be of such plant materials as will provide a year round evergreen screening. Screening as provided herein, shall not be less than six (6) feet in height, shall be provided from the grade of the property upward, and shall be permanently maintained.

**17.6 Development Standards**

Minimum Lot Frontage	100 feet
Minimum Front Yard Setback	50 feet
Minimum Side Yard Setback	20 feet
Minimum Rear Yard Setback	50 feet
Minimum Setback for Corner Lots	25 feet
Maximum Height	40 feet

**17.7 Required Parking**

As specified in Article 25.

**17.8 Signs**



As specified in Article 26.

**17.9 Accessory Structures Set-Back and Size Specifications Refer to Appendix E: C-3**  
(Resolution 2018-06)

**ARTICLE 18**  
**Professional & Business Office District (P-B-O)**

**18.0 Purpose**

The P.B.O. district is designed to encourage the grouping of similarly related land uses. Past practices which witnessed the intermixing of all commercial uses have been found undesirable because the uses were not necessarily related. This brought about numerous pedestrian and automobile conflicts. A greater dependency upon the automobile was created in which greater shopping movement was encouraged. Centralizing office activities facilitates pedestrian movement and convenience in terms of satisfying activity demands with the minimum physical movement. For this reason, clustering of office uses as distinct from retail activity is seen as desirable.

**18.1 Principal Permitted Uses**

In a P.B.O. District, no person shall hereafter use any building, structure, or land and no person shall erect any building or structure except in accordance with the following provisions:

- 1) Office buildings for any of the following occupations:  
Executive, administrative, professional, accounting, writing, clerical, stenographic, drafting and sales, subject to the limitations contained in Section 19.2, Required Conditions.
- 2) Medical Offices, including clinics.
- 3) Other uses similar to the above uses, as determined by the Zoning Inspector.

**18.2 Required Conditions**

No interior display shall be visible from the exterior of the building and the total area devoted to display, including both the objects displayed and the floor space set aside for persons observing the displayed objects shall not exceed twenty-five percent (25%) of the

*Margaretta Township Zoning Resolution*  
*2018 – 06*



Erie County, Ohio - Property Record Card  
Parcel: 33-00464.500 Card: 1

GENERAL PARCEL INFORMATION

Owner CLB LIMITED  
Property Address 8114 BARRETT SANDUSKY OH 44870  
Mailing Address 10800 KINSMAN RD  
  
Land Use 510 - SINGLE FAMILY RESIDENCE  
Legal Description 24-6-A L5 NWCOR EX .15A STRIP FRO HWY .99A  
Neighborhood 03300 -  
School District MARGARETTA SD

MAP NUMBER: 22

VALUATION

	Appraised	Assessed
Land Value	\$15,000.00	\$5,250.00
Improvements Value	\$119,870.00	\$41,950.00
CAUV Value	\$0.00	\$0.00
Total Value	\$134,870.00	\$47,200.00

LAND

Land Type	Acreage	Depth	Frontage	Depth	Value
HF - HOMESITE	0.25	0	0	200	\$15,000.00



AGRICULTURAL

Land Type	Land Usage	Soil Type	Acres	Value
HF -	-		0.25	15000

SALES

Date	Buyer	Seller	Price
1/1/1987	CLB LIMITED	Unknown	\$0



## Data For Parcel 33-00464.500

## Residential Data

**Parcel:** 33-00464.500  
**Owner:** CLB LIMITED  
**Address:** 8114 BARRETT SANDUSKY OH 44870



[+] Map this property.

Card 1 of 1

## Residential

<b>Number of Stories:</b>	1.5	<b>Exterior Wall:</b>	WOOD
<b>Style:</b>	SINGLE FAMILY	<b>Heating:</b>	CENTRAL HEAT
<b>Year Built:</b>	1981	<b>Cooling:</b>	NONE
<b>Year Remodeled:</b>	0	<b>Basement:</b>	NONE
<b>Number of Rooms:</b>	6	<b>Attic:</b>	UNFINISHED
<b>Number of Bedrooms:</b>	3	<b>Finished Living Area:</b>	1988
<b>Number of Full Baths:</b>	2	<b>First Floor Area:</b>	1340
<b>Number of Half Baths:</b>	0	<b>Upper Floor Area:</b>	648
<b>Number of Family Rooms:</b>	0	<b>Half Floor Area:</b>	0
<b>Number of Dining Rooms:</b>	0	<b>Finished Basement Area:</b>	0
<b>Number of Basement Garages:</b>	0	<b>Total Basement Area:</b>	0
<b>Grade:</b>	C	<b>Fireplace Openings:</b>	0
<b>Grade Adjustment:</b>	1	<b>Fireplace Stacks:</b>	0
<b>Condition:</b>	AVERAGE		

Report Discrepancy

GIS parcel shapefile last updated 12/26/2019 10:11:54 PM.

The CAMA data presented on this website is current as of 12/26/2019 9:02:51 PM.



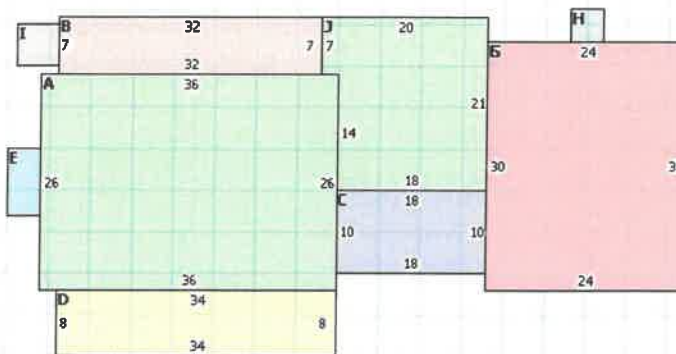
## RESIDENTIAL

Building Style	SINGLE FAMILY
Year Built	1981
Stories	1.5
Finished Area	1988
First Floor Area	1340
Half Floor Area	0
Upper Floor Area	648
Rooms	6
Bedrooms	3
Family Rooms	0
Full Baths	2
Half Baths	0
Basement	NONE
Finished Basement Area	0
Heating	CENTRAL HEAT
Cooling	NONE
Exterior Wall	WOOD
Attic	UNFINISHED
Number of Fireplace Openings	0
Number of Fireplace Stacks	0

## ADDITIONS

Description	Area	Year Built	Value
FRGAR - Fr Attch Garage	720	0	\$14,400.00
WDDK - Wood Deck	32	0	\$480.00
OPF - Open Fr Porch	272	0	\$3,810.00

Grid Scale: 5ft



A	1-1/2 s Fr	936 sqft
B	1 s Fr	224 sqft
C	1 s Fr	180 sqft
D	OPF	272 sqft
E	WDDK	32 sqft
F	A (Upper)	720 sqft
G	FRGAR	720 sqft
H	WDDK	16 sqft
I	WDDK	25 sqft
J	WDDK	392 sqft

## IMPROVEMENTS

Description	Year Built	Dimension Area	Value
-------------	------------	----------------	-------

## TAX

	1st Half	2nd Half	Total
Charge:	\$2,030.78	\$2,030.78	
Credit:	(\$814.39)	(\$814.39)	
Rollback:	(\$95.26)	(\$95.26)	
Reduction:	(\$23.81)	(\$23.81)	
Homestead:	\$0.00	\$0.00	
Sales Credit:	\$0.00	\$0.00	
Net Tax:	\$1,097.32	\$1,097.32	
CAUV Recoupment:	\$0.00	\$0.00	
Special Assessments:	\$0.00	\$0.00	
Penalties/Adjustments:	\$0.00	\$0.00	
Delinquencies:	\$0.00	\$0.00	
Net Owed:	\$1,097.32	\$1,097.32	\$2,194.64
Net Paid:	\$0.00	\$0.00	\$0.00
Net Due:	\$1,097.32	\$1,097.32	\$2,194.64



# Data For Parcel 33-00464.500

## Base Data

**Parcel:** 33-00464.500  
**Owner:** CLB LIMITED  
**Address:** 8114 BARRETT SANDUSKY OH 44870



[+] Map this property.

**Tax Mailing Address** If you have a mortgage this may be the mortgage company's address.

**Mailing Name:** CLB LIMITED  
**Address:** 10800 KINSMAN RD  
**City State Zip:** NEWBURY OH 44065

## Geographic

**City:** UNINCORPORATED  
**Township:** MARGARETTA TOWNSHIP  
**School District:** MARGARETTA SD

## Legal Tax Year 2019 Payable 2020

<b>Legal Acres:</b>	0	<b>Homestead Reduction:</b>	NO
<b>Legal Description:</b>	24-6-A L5 NWCOR EX .15A STRIP FRO HWY .99A	<b>2.5% Reduction</b>	YES
<b>Land Use:</b> Download descriptions.	510 - SINGLE FAMILY RESIDENCE	<b>Foreclosure:</b>	NO
<b>Neighborhood:</b>	03300	<b>Board of Revision:</b>	NO
<b>Number Of Cards:</b>	1	<b>New Construction:</b>	NO
<b>Annual Tax (Does not include delinquencies.):</b>	\$2,194.64	<b>Divided Property:</b>	NO

## Notes

**Notes:** MAP NUMBER: 22  
 PERSONAL PROPERTY DISTRICT: 22-0160

Report Discrepancy

GIS parcel shapefile last updated 12/26/2019 10:11:54 PM.

The CAMA data presented on this website is current as of 12/26/2019 9:02:51 PM.



## Data For Parcel 33-00464.500

## Land Data

**Parcel:** 33-00464.500  
**Owner:** CLB LIMITED  
**Address:** 8114 BARRETT SANDUSKY OH 44870



[+] Map this property.

## Land

Land Type	Calculated Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Base Rate	Unit Rate	Adjusted Rate	Appraised Value (100%)
HF - HOMESITE FRACTIONAL ACREAGE [FRACT ]	0.25	0	0	0	200%	30000	30000	60000	\$15,000.00

\*If this is a Commercial, Industrial or Exempt property, the land area (acreage or front and depth) information can be found by looking at the "Commercial/Industrial" tab and then selecting the "View Commercial/Industrial Record Card" link.

## Land Totals

**Deeded Acres:** 0  
**Total Calculated Acres:** 0.25  
**Total Value:** \$15,000.00

\*If the Total Land Value listed is different than the Land Value on the Valuation page, please contact the Erie County Auditors office.

[Report Discrepancy](#)

GIS parcel shapefile last updated 12/26/2019 10:11:54 PM.

The CAMA data presented on this website is current as of 12/26/2019 9:02:51 PM.



## Data For Parcel 33-00464.500

**Note:** Sketch items labeled **01 through 09** are **Other Improvements** and more detail about these items can be found under the **Improvements** tab.

[Click here for Sketch Codes and Descriptions](#)

## Sketch Data

**Parcel:** 33-00464.500  
**Owner:** CLB LIMITED  
**Address:** 8114 BARRETT SANDUSKY OH 44870

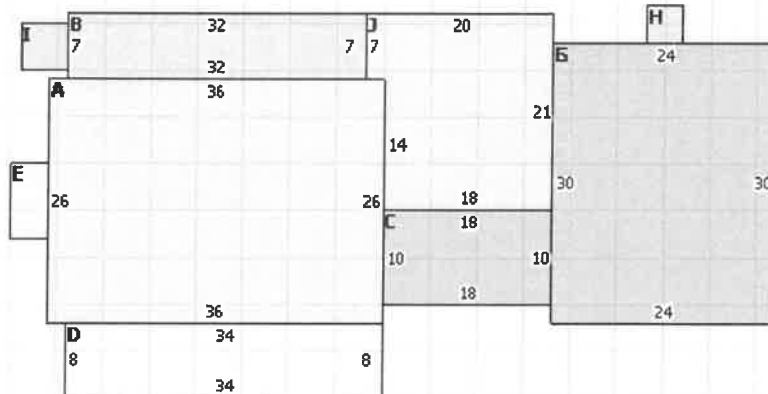


[+] Map this property.

## Sketch

Card: 1

Grid Scale: 5ft



<b>A</b>	<b>1-1/2 s Fr</b> 936 sqft
<b>B</b>	<b>1 s Fr</b> 224 sqft
<b>C</b>	<b>1 s Fr</b> 180 sqft
<b>D</b>	<b>OFFP</b> 272 sqft
<b>E</b>	<b>WDDK</b> 32 sqft
<b>F</b>	<b>A (Upper)</b> 720 sqft
<b>G</b>	<b>FRGAR</b> 720 sqft
<b>H</b>	<b>WDDK</b> 16 sqft
<b>I</b>	<b>WDDK</b> 25 sqft
<b>J</b>	<b>WDDK</b> 392 sqft

Report Discrepancy

GIS parcel shapefile last updated 12/26/2019 10:11:54 PM.

The CAMA data presented on this website is current as of 12/26/2019 9:02:51 PM.



# Data For Parcel 33-00464.500

## Real Estate Tax Due Dates

1st Half Real Estate taxes are due February 14, 2020 and 1st Half Manufactured Home taxes are due March 13, 2020.

## Tax Data

**Parcel:** 33-00464.500  
**Owner:** CLB LIMITED  
**Address:** 8114 BARRETT SANDUSKY OH 44870



[+] Map this property.

[Click here for Levy Calculator](#)

[Click here to see the Tax Distribution for this parcel.](#)

**Property Tax** Any balance will be applied to the next billing cycle.

### Tax Year 2019 Payable 2020

	Delinquency	Adjust	First Half	Adjust	Second Half	Adjust	Total
<b>Charge:</b>	\$0.00	\$0.00	\$2,030.78	\$0.00	\$2,030.78	\$0.00	
<b>Credit:</b>			(\$814.39)	\$0.00	(\$814.39)	\$0.00	
<b>Rollback:</b>			(\$95.26)	\$0.00	(\$95.26)	\$0.00	
<b>Reduction:</b>			(\$23.81)	\$0.00	(\$23.81)	\$0.00	
<b>Homestead:</b>			\$0.00	\$0.00	\$0.00	\$0.00	
<b>Sales Credit:</b>			\$0.00	\$0.00	\$0.00	\$0.00	
<b>Net Tax:</b>	\$0.00		\$1,097.32		\$1,097.32		
<b>CAUV Recoupment:</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<b>Special Assessments:</b>	\$0.00		\$0.00		\$0.00		
<b>Penalty/Interest:</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<b>Net Owed:</b>	\$0.00		\$1,097.32		\$1,097.32		\$2,194.64
<b>Net Paid:</b>	\$0.00		\$0.00		\$0.00		\$0.00
<b>Net Due:</b>	\$0.00		\$1,097.32		\$1,097.32		\$2,194.64

**Current Tax year information may not include certain payments and or adjustments due to the timing of when these transactions are processed. Please contact the Erie County Treasurer's Office to confirm the property tax balance.**

**Special Assessments** Every assessment code begins with a letter C - County, M - City or Village or T - Township. This represents the type of entity who established the assessment. Click [HERE](#) for a list of Entity and Assessment Codes



No data found for this parcel.

**Payment History** Please contact the Erie County Treasurer's office at 419-627-7701 with any questions on payments, transactions, or tax bill related issues.

Payment Date	Cycle	Prior Paid	First Half Paid	Second Half Paid	Surplus Paid	Receipt Number
7/12/2019	2-18	\$0.00	\$0.00	\$1,153.68	\$0.00	ems01-07172019-54-10
2/6/2019	1-18	\$0.00	\$1,153.68	\$0.00	\$0.00	MML01-02062019-56-4
7/13/2018	2-17	\$0.00	\$0.00	\$1,022.10	\$0.00	ems03-07132018-36-4
1/30/2018	1-17	\$0.00	\$1,022.10	\$0.00	\$0.00	PF01-01302018-34-13
7/14/2017	2-16	\$0.00	\$0.00	\$1,011.15	\$0.00	reimm02-07142017-12-4
1/27/2017	1-16	\$0.00	\$961.55	\$0.00	\$0.00	PF04-01272017-13-4
7/15/2016	1-16	\$991.96	\$0.00	\$0.00	\$0.00	PF5PER-07152016-9-1
7/15/2016	1-16	\$0.00	\$49.60	\$0.00	\$0.00	PF5PER-07152016-10-1
7/15/2016	1-16	\$49.60	\$0.00	\$0.00	\$0.00	PF5PER-07152016-10-1

Report Discrepancy

*GIS parcel shapefile last updated 12/26/2019 10:11:54 PM.*

*The CAMA data presented on this website is current as of 12/26/2019 9:02:51 PM.*



## Data For Parcel 33-00464.500

### Additions Data

**Parcel:** 33-00464.500  
**Owner:** CLB LIMITED  
**Address:** 8114 BARRETT SANDUSKY OH 44870



[+] Map this property.

Card 1 of 1

### Additions

Addition Code	Description	Base Area
FRGAR	Fr Attch Garage	720
WDDK	Wood Deck	32
OPF	Open Fr Porch	272

[Report Discrepancy](#)

*GIS parcel shapefile last updated 12/26/2019 10:11:54 PM.*

*The CAMA data presented on this website is current as of 12/26/2019 9:02:51 PM.*



[Print](#) | [Back](#)

Erie County GIS



Notes



Erie County, Ohio - Property Record Card

Parcel: 33-00464.000 Card: 3

GENERAL PARCEL INFORMATION	
Owner	CLB LIMITED
Property Address	8114 BARRETT SANDUSKY OH 44870
Mailing Address	10800 KINSMAN RD
Land Use	410 - MOTELS AND/OR TOURIST CABINS
Legal Description	24-6-A L5 NWCOR EX .15A STRIP FOR HWY .74A
Neighborhood	43002 -
School District	MARGARETTA SD

MAP NUMBER: 22

VALUATION	
Land Value	Assessed
Improvements Value	\$32,500.00
CAUV Value	\$40,470.00
Total Value	\$0.00
	\$72,970.00
	\$25,540.00

LAND	
Land Type	Acres
P1 - PRIMARY	0.65
	Depth
	0
	Frontage
	0
	Depth
	100
	Value
	\$32,500.00



AGRICULTURAL	
Land Type	Land Usage
	Soil Type
	Acres
	Value

SALES	
Date	Buyer
10/6/2005	CLB LIMITED
	Seller
	GIBBINS GILBERT E &
	Price
	\$425,000

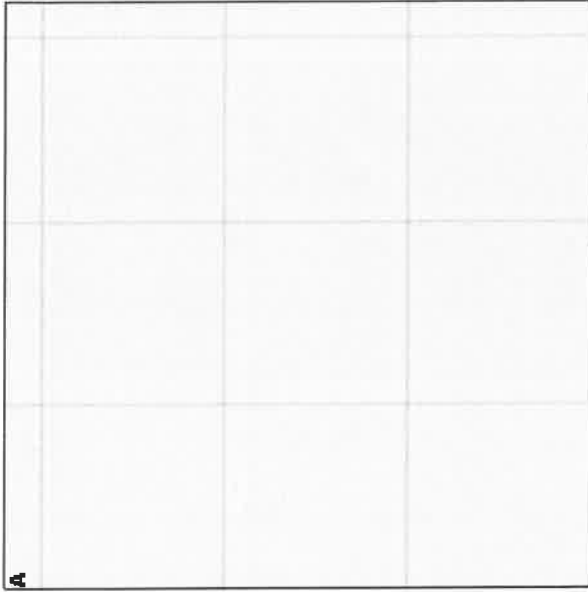


COMMERCIAL	
Description	Guest Cottage
Year Built	1940
Year Remodeled	0
Unit Count	0
Section Number	
Section Area	256
Wall Height	8
Section Story Count	1

ADDITIONS			
Description	Area	Year Built	Value

Grid Scale: 5ft

A 1 s Ft 256 sqft



IMPROVEMENTS			
Description	Year Built	Dimension Area	Value

TAX			
	1st Half	2nd Half	Total
Charge:	\$1,133.34	\$1,133.34	
Credit:	(\$218.58)	(\$218.58)	
Rollback:	\$0.00	\$0.00	
Reduction:	\$0.00	\$0.00	
Homestead:	\$0.00	\$0.00	
Sales Credit:	\$0.00	\$0.00	
Net Tax:	\$914.76	\$914.76	
CAUV Recoupment:	\$0.00	\$0.00	
Special Assessments:	\$0.00	\$0.00	
Penalties/Adjustments:	\$0.00	\$0.00	
Delinquencies:	\$0.00	\$0.00	
Net Owed:	\$914.76	\$914.76	\$1,829.52
Net Paid:	(\$914.76)	(\$914.76)	(\$1,829.52)
Net Due:	\$0.00	\$0.00	\$0.00



Erie County, Ohio - Property Record Card

Parcel: 33-00464.000 Card: 4

GENERAL PARCEL INFORMATION

Owner  
CLB LIMITED  
Property Address  
8114 BARRETT SANDUSKY OH 44870  
Mailing Address  
10800 KINSMAN RD  
  
Land Use  
410 - MOTELS AND/OR TOURIST CABINS  
Legal Description  
24-6-A L5 NWCOR EX .15A STRIP FOR HWY  
.74A  
Neighborhood  
43002 -  
School District  
MARGARETTA SD

MAP NUMBER: 22

VALUATION

	Appraised	Assessed
Land Value	\$32,500.00	\$11,380.00
Improvements Value	\$40,470.00	\$14,160.00
CAUV Value	\$0.00	\$0.00
Total Value	\$72,970.00	\$25,540.00

LAND

Land Type	Acreage	Depth	Frontage	Depth	Value
P1 - PRIMARY	0.65	0	0	100	\$32,500.00



SALES

Date	Buyer	Seller	Price
10/6/2005	CLB LIMITED	GIBBINS GILBERT E &	\$425,000

AGRICULTURAL

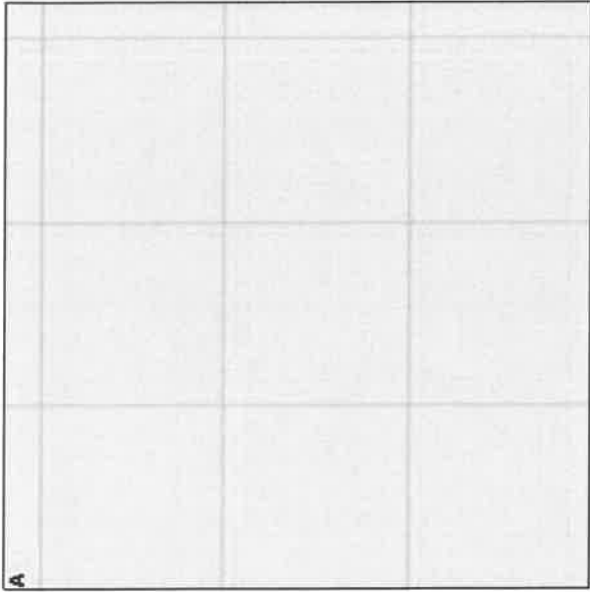
Land Type	Land Usage	Soil Type	Acres	Value
-----------	------------	-----------	-------	-------



COMMERCIAL		
Description	Guest Cottage	
Year Built	1940	
Unit Count	0	
Section Number	0	
Section Area	256	
Wall Height	8	
Section Story Count	1	

Grid Scale: 5ft

A 1 s Fr  
256 sqft



ADDITIONS		
Description	Area	Year Built
		Value

IMPROVEMENTS		
Description	Year Built	Dimension Area
		Value

TAX			
	1st Half	2nd Half	Total
Charge:	\$1,133.34	\$1,133.34	
Credit:	(\$218.58)	(\$218.58)	
Rollback:	\$0.00	\$0.00	
Reduction:	\$0.00	\$0.00	
Homestead:	\$0.00	\$0.00	
Sales Credit:	\$0.00	\$0.00	
Net Tax:	\$914.76	\$914.76	
CAUV Recoupment:	\$0.00	\$0.00	
Special Assessments:	\$0.00	\$0.00	
Penalties/Adjustments:	\$0.00	\$0.00	
Delinquencies:	\$0.00	\$0.00	
Net Owed:	\$914.76	\$914.76	
Net Paid:	(\$914.76)	(\$914.76)	
Net Due:	\$0.00	\$0.00	
			\$1,829.52
			(\$1,829.52)
			\$0.00



Erie County, Ohio - Property Record Card

Parcel: 33-00464.000 Card: 6

GENERAL PARCEL INFORMATION

Owner  
CLB LIMITED  
Property Address  
8114 BARRETT SANDUSKY OH 44870  
Mailing Address  
10800 KINSMAN RD

Land Use  
410 - MOTELS AND/OR TOURIST CABINS  
Legal Description  
24-6-A L5 NWCOR EX .15A STRIP FOR HWY  
.74A  
Neighborhood  
43002 -  
School District  
MARGARETTA SD

MAP NUMBER: 22

VALUATION

	Appraised	Assessed
Land Value	\$32,500.00	\$11,380.00
Improvements Value	\$40,470.00	\$14,160.00
CAUV Value	\$0.00	\$0.00
Total Value	\$72,970.00	\$25,540.00

LAND

Land Type	Acreage	Depth	Frontage	Depth	Value
P1 - PRIMARY	0.65	0	0	100	\$32,500.00



SALES

Date	Buyer	Seller	Price
10/6/2005	CLB LIMITED	GIBBINS GILBERT E &	\$425,000

AGRICULTURAL

Land Type	Land Usage	Soil Type	Acres	Value
-----------	------------	-----------	-------	-------



COMMERCIAL		
Description	Guest Cottage	
Year Built	2012	
Year Remodeled	0	
Unit Count	0	
Section Number		
Section Area	288	
Wall Height	8	
Section Story Count	1	

ADDITIONS			
Description	Area	Year Built	Value
OPF - Open Fr Porch	72	2012	\$1,010.00

IMPROVEMENTS			
Description	Year Built	Dimension Area	Value

Grid Scale: 5ft

A 1 s Fr  
 288 sqft  
 B OPF  
 72 sqft



TAX			
	1st Half	2nd Half	Total
Charge:	\$1,133.34	\$1,133.34	
Credit:	(\$218.58)	(\$218.58)	
Rollback:	\$0.00	\$0.00	
Reduction:	\$0.00	\$0.00	
Homestead:	\$0.00	\$0.00	
Sales Credit:	\$0.00	\$0.00	
Net Tax:	\$914.76	\$914.76	
CAUV Recoupment:	\$0.00	\$0.00	
Special Assessments:	\$0.00	\$0.00	
Penalties/Adjustments:	\$0.00	\$0.00	
Delinquencies:	\$0.00	\$0.00	
Net Owed:	\$914.76	\$914.76	\$1,829.52
Net Paid:	(\$914.76)	(\$914.76)	(\$1,829.52)
Net Due:	\$0.00	\$0.00	\$0.00



Erie County, Ohio - Property Record Card

Parcel: 33-00464.000 Card: 7

GENERAL PARCEL INFORMATION

Owner  
CLB LIMITED  
Property Address  
8114 BARRETT SANDUSKY OH 44870  
Mailing Address  
10800 KINSMAN RD  
  
Land Use  
410 - MOTELS AND/OR TOURIST CABINS  
Legal Description  
24-6-A L5 NWCOR EX .15A STRIP FOR HWY  
.74A  
Neighborhood  
43002 -  
School District  
MARGARETTA SD  
  
MAP NUMBER: 22

VALUATION

	Appraised	Assessed
Land Value	\$32,500.00	\$11,380.00
Improvements Value	\$40,470.00	\$14,160.00
CAUV Value	\$0.00	\$0.00
Total Value	\$72,970.00	\$25,540.00

LAND

Land Type	Acreage	Depth	Frontage	Depth	Value
P1 - PRIMARY	0.65	0	0	100	\$32,500.00



SALES

Date	Buyer	Seller	Price
10/6/2005	CLB LIMITED	GIBBINS GILBERT E &	\$425,000

AGRICULTURAL

Land Type	Land Usage	Soil Type	Acres	Value
-----------	------------	-----------	-------	-------



COMMERCIAL		
Description	Guest Cottage	
Year Built	1951	
Year Remodeled	0	
Unit Count	0	
Section Number		
Section Area	264	
Wall Height	8	
Section Story Count	1	

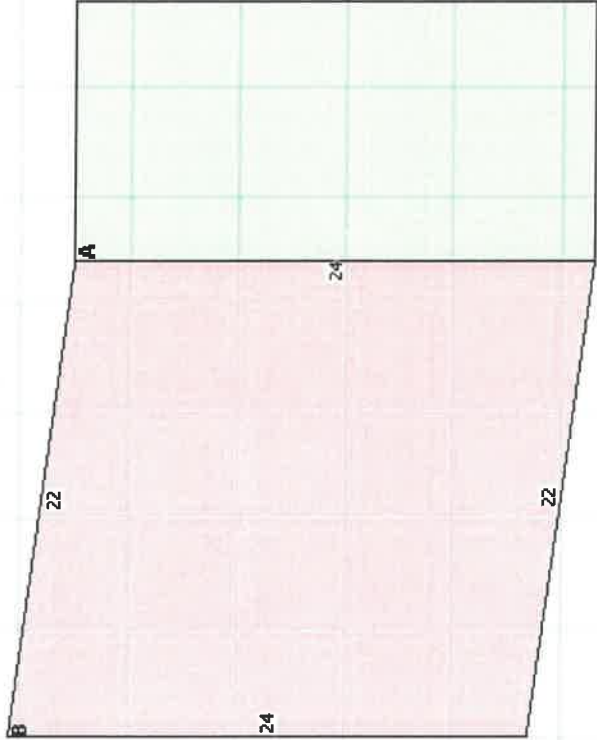
ADDITIONS			
Description	Area	Year Built	Value
WDDK - Wood Deck	528	1951	\$7,920.00

IMPROVEMENTS			
Description	Year Built	Dimension Area	Value

TAX			
	1st Half	2nd Half	Total
Charge:	\$1,133.34	\$1,133.34	
Credit:	(\$218.58)	(\$218.58)	
Rollback:	\$0.00	\$0.00	
Reduction:	\$0.00	\$0.00	
Homestead:	\$0.00	\$0.00	
Sales Credit:	\$0.00	\$0.00	
Net Tax:	\$914.76	\$914.76	
CAUV Recoupment:	\$0.00	\$0.00	
Special Assessments:	\$0.00	\$0.00	
Penalties/Adjustments:	\$0.00	\$0.00	
Delinquencies:	\$0.00	\$0.00	
Net Owed:	\$914.76	\$914.76	\$1,829.52
Net Paid:	(\$914.76)	(\$914.76)	(\$1,829.52)
Net Due:	\$0.00	\$0.00	\$0.00

Grid Scale: 5ft

A	1 s Fr
B	WDDK





## Data For Parcel 33-00464.000

## Base Data

**Parcel:** 33-00464.000  
**Owner:** CLB LIMITED  
**Address:** 8114 BARRETT SANDUSKY OH 44870



[+] Map this property.

Tax Mailing Address If you have a mortgage this may be the mortgage company's address.

**Mailing Name:** CLB LIMITED  
**Address:** 10800 KINSMAN RD  
**City State Zip:** NEWBURY OH 44065

## Geographic

**City:** UNINCORPORATED  
**Township:** MARGARETTA TOWNSHIP  
**School District:** MARGARETTA SD

## Legal Tax Year 2018 Payable 2019

<b>Legal Acres:</b>	0.74	<b>Homestead Reduction:</b>	NO
<b>Legal Description:</b>	24-6-A L5 NWCOR EX .15A STRIP FOR HWY .74A	<b>2.5% Reduction</b>	NO
<b>Land Use:</b> Download descriptions.	410 - MOTELS AND/OR TOURIST CABINS	<b>Foreclosure:</b>	NO
<b>Neighborhood:</b>	43002	<b>Board of Revision:</b>	NO
<b>Number Of Cards:</b>	4	<b>New Construction:</b>	NO
<b>Annual Tax (Does not include delinquencies.):</b>	\$1,829.52	<b>Divided Property:</b>	NO

## Notes

**Notes:** MAP NUMBER: 22  
 PERSONAL PROPERTY DISTRICT: 22-0160

Report Discrepancy

GIS parcel shapefile last updated 10/28/2019 10:11:44 PM.

The CAMA data presented on this website is current as of 10/28/2019 9:02:51 PM.



## Data For Parcel 33-00464.000

## Land Data

**Parcel:** 33-00464.000  
**Owner:** CLB LIMITED  
**Address:** 8114 BARRETT SANDUSKY OH 44870



[+] Map this property.

## Land

Land Type	Calculated Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Base Rate	Unit Rate	Adjusted Rate	Appraised Value (100%)
P1 - PRIMARY	0.65	0	0	0	100%	50000	50000	50000	\$32,500.00

\*If this is a Commercial, Industrial or Exempt property, the land area (acreage or front and depth) information can be found by looking at the "Commercial/Industrial" tab and then selecting the "View Commercial/Industrial Record Card" link.

## Land Totals

<b>Deeded Acres:</b>	0.74
<b>Total Calculated Acres:</b>	0.65
<b>Total Value:</b>	\$32,500.00

\*If the Total Land Value listed is different than the Land Value on the Valuation page, please contact the Erie County Auditors office.

[Report Discrepancy](#)

*GIS parcel shapefile last updated 10/28/2019 10:11:44 PM.*

*The CAMA data presented on this website is current as of 10/28/2019 9:02:51 PM.*



## Data For Parcel 33-00464.000

If the value information is unavailable or does not display, it may be due to this being a new parcel and the information will be available in a future year. If you have questions please contact the Erie County Auditor's Office by email at [ecao@eriecounty.oh.gov](mailto:ecao@eriecounty.oh.gov) or by phone at (419) 627-7746.

## Valuation Data

**Parcel:** 33-00464.000  
**Owner:** CLB LIMITED  
**Address:** 8114 BARRETT SANDUSKY OH 44870



[+] Map this property.

Current Valuation January 1, 2018

	Appraised (100%)	Assessed (35%)
<b>Land Value:</b>	\$32,500.00	\$11,380.00
<b>CAUV Land Value:</b>	\$0.00	\$0.00
<b>Improvements Value:</b>	\$40,470.00	\$14,160.00
<b>Total Value:</b>	\$72,970.00	\$25,540.00

## Valuation History

Date	Appraised Land Value	Appraised Improvements Value	Appraised Total Value	Assessed Land Value	Assessed Improvements Value	Assessed Total Value	Reason
2016/05/23	\$32,500.00	\$50,550.00	\$83,050.00	\$11,380.00	\$17,690.00	\$29,070.00	Reappraisal, Update or Annual Equalization
2015/07/23	\$32,500.00	\$49,240.00	\$81,740.00	\$11,380.00	\$17,230.00	\$28,610.00	Reappraisal, Update or Annual Equalization
2013/09/26	\$52,730.00	\$30,540.00	\$83,270.00	\$18,460.00	\$10,690.00	\$29,150.00	New Construction - Full Value
2013/09/26	\$52,730.00	\$20,560.00	\$73,290.00	\$18,460.00	\$7,200.00	\$25,660.00	Value of Bldgs, Destroyed or Demolished
2012/07/03	\$52,730.00	\$26,930.00	\$79,660.00	\$18,460.00	\$9,430.00	\$27,890.00	Reappraisal, Update or Annual Equalization
2006/01/01	\$11,320.00	\$113,680.00	\$125,000.00	\$3,960.00	\$39,790.00	\$43,750.00	Changes by Board of Revision, Tax Appeals, Courts
2006/01/01	\$74,250.00	\$123,480.00	\$197,730.00	\$25,990.00	\$43,220.00	\$69,210.00	Reappraisal, Update or



							Annual Equalization
							Reappraisal,
2003/01/01	\$31,680.00	\$107,480.00	\$139,160.00	\$11,090.00	\$37,620.00	\$48,710.00	Update or
							Annual
							Equalization
							Reappraisal,
2000/01/01	\$19,800.00	\$107,480.00	\$127,280.00	\$6,930.00	\$37,620.00	\$44,550.00	Update or
							Annual
							Equalization
							Reappraisal,
1997/10/03	\$25,740.00	\$96,860.00	\$122,600.00	\$9,010.00	\$33,900.00	\$42,910.00	Update or
							Annual
							Equalization
							Reappraisal,
1994/11/07	\$25,740.00	\$96,860.00	\$122,600.00	\$9,010.00	\$33,900.00	\$42,910.00	Update or
							Annual
							Equalization

Report Discrepancy

*GIS parcel shapefile last updated 10/28/2019 10:11:44 PM.**The CAMA data presented on this website is current as of 10/28/2019 9:02:51 PM.*



## Data For Parcel 33-00464.000

## Sales Data

**Parcel:** 33-00464.000  
**Owner:** CLB LIMITED  
**Address:** 8114 BARRETT SANDUSKY OH 44870



[+] Map this property.

## Sales

Sale Date	Sale Price	Seller	Buyer	No. Of Properties	Valid Sale	Land Only Sale	Deed Type	Deed Number	Conveyance Number
10/6/2005	\$425,000.00	GIBBINS GILBERT E & JOAN	CLB LIMITED	1	YES	N	WD- WARRANTY DEED		01687

Report Discrepancy

GIS parcel shapefile last updated 10/28/2019 10:11:44 PM.

The CAMA data presented on this website is current as of 10/28/2019 9:02:51 PM.



## Data For Parcel 33-00464.000

## Real Estate Tax Due Dates

1st Half Real Estate taxes are due February 15, 2019 and 1st Half Manufactured Home taxes are due March 15, 2019.

## Tax Data

**Parcel:** 33-00464.000  
**Owner:** CLB LIMITED  
**Address:** 8114 BARRETT SANDUSKY OH 44870



[+] Map this property.

[Click here for Levy Calculator](#)

[Click here to see the Tax Distribution for this parcel.](#)

Property Tax Any balance will be applied to the next billing cycle.

Tax Year 2018 Payable 2019						
	Delinquency Adjust		First Half Adjust		Second Half Adjust	Total
<b>Charge:</b>	\$0.00	\$0.00	\$1,133.34	\$0.00	\$1,133.34	\$0.00
<b>Credit:</b>			(\$218.58)	\$0.00	(\$218.58)	\$0.00
<b>Rollback:</b>			\$0.00	\$0.00	\$0.00	\$0.00
<b>Reduction:</b>			\$0.00	\$0.00	\$0.00	\$0.00
<b>Homestead:</b>			\$0.00	\$0.00	\$0.00	\$0.00
<b>Sales Credit:</b>			\$0.00	\$0.00	\$0.00	\$0.00
<b>Net Tax:</b>	\$0.00		\$914.76		\$914.76	
<b>CAUV</b>						
<b>Recoupment:</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Special Assessments:</b>	\$0.00		\$0.00		\$0.00	
<b>Penalty/Interest:</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Net Owed:</b>	\$0.00		\$914.76		\$914.76	\$1,829.52
<b>Net Paid:</b>	\$0.00		(\$914.76)		(\$914.76)	(\$1,829.52)
<b>Net Due:</b>	\$0.00		\$0.00		\$0.00	\$0.00

**Current Tax year information may not include certain payments and or adjustments due to the timing of when these transactions are processed. Please contact the Erie County Treasurer's Office to confirm the property tax balance.**

Special Assessments Every assessment code begins with a letter C - County, M - City or Village or T - Township. This represents the type of entity who established the assessment. Click [HERE](#) for a list of Entity and Assessment Codes

No data found for this parcel.



Payment History Please contact the Erie County Treasurer's office at 419-627-7701 with any questions on payments, transactions, or tax bill related issues.

Payment Date	Cycle	Prior Paid	First Half Paid	Second Half Paid	Surplus Paid	Receipt Number
7/12/2019	2-18	\$0.00	\$0.00	\$914.76	\$0.00	ems01-07172019-54-9
2/6/2019	1-18	\$0.00	\$914.76	\$0.00	\$0.00	MML01-02062019-56-3
7/13/2018	2-17	\$0.00	\$0.00	\$1,025.96	\$0.00	ems03-07132018-36-3
1/30/2018	1-17	\$0.00	\$1,025.96	\$0.00	\$0.00	PF01-01302018-34-12
7/14/2017	2-16	\$0.00	\$0.00	\$1,052.19	\$0.00	relmm02-07142017-12-3
1/27/2017	1-16	\$0.00	\$1,000.65	\$0.00	\$0.00	PF04-01272017-13-3
7/15/2016	1-16	\$51.54	\$0.00	\$0.00	\$0.00	PF5PER-07152016-22-1
7/15/2016	1-16	\$0.00	\$51.54	\$0.00	\$0.00	PF5PER-07152016-22-1
7/15/2016	1-16	\$1,030.84	\$0.00	\$0.00	\$0.00	PF5PER-07152016-7-1
2/3/2016	1-15	\$0.00	\$1,030.84	\$0.00	\$0.00	relah01-02032016-17-4

Report Discrepancy

GIS parcel shapefile last updated 10/28/2019 10:11:44 PM.

The CAMA data presented on this website is current as of 10/28/2019 9:02:51 PM.



# National Flood Hazard Layer FIRMette



41°28'21.50"N



USGS The National Map: Orthoimagery. Data refreshed April, 2019.

0 250 500 1,000 1,500 2,000 Feet 1:6,000

41°27'54.55"N

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE)  
Zone A, V, R99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

**OTHER AREAS OF FLOOD HAZARD**

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone X)
- Future Conditions 1% Annual Chance Flood Hazard (Zone X)
- Area with Reduced Flood Risk due to Levee. See Notes, Zone X
- Area with Flood Risk due to Levee Zone D

**OTHER AREAS**

- Area of Minimal Flood Hazard (Zone X)
- Effective LOMIRs
- Area of Undetermined Flood Hazard (Zone X)

**GENERAL STRUCTURES**

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

**OTHER FEATURES**

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

**MAP PANELS**

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/21/2019 at 4:33:22 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.





September 2013

# Protect Your Family From Lead in Your Home



## Are You Planning to Buy or Rent a Home Built Before 1978?

Did you know that many homes built before 1978 have lead-based paint? Lead from paint, chips, and dust can pose serious health hazards.

### Read this entire brochure to learn:

- How lead gets into the body
- About health effects of lead
- What you can do to protect your family
- Where to go for more information

### Before renting or buying a pre-1978 home or apartment, federal law requires:

- Sellers must disclose known information on lead-based paint or lead-based paint hazards before selling a house.
- Real estate sales contracts must include a specific warning statement about lead-based paint. Buyers have up to 10 days to check for lead.
- Landlords must disclose known information on lead-based paint and lead-based paint hazards before leases take effect. Leases must include a specific warning statement about lead-based paint.

### If undertaking renovations, repairs, or painting (RRP) projects in your pre-1978 home or apartment:

- Read EPA's pamphlet, *The Lead-Safe Certified Guide to Renovate Right*, to learn about the lead-safe work practices that contractors are required to follow when working in your home (see page 12).



## Simple Steps to Protect Your Family from Lead Hazards

### If you think your home has lead-based paint:

- Don't try to remove lead-based paint yourself.
- Always keep painted surfaces in good condition to minimize deterioration.
- Get your home checked for lead hazards. Find a certified inspector or risk assessor at [epa.gov/lead](http://epa.gov/lead).
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Regularly clean floors, window sills, and other surfaces.
- Take precautions to avoid exposure to lead dust when remodeling.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe certified renovation firms.
- Before buying, renting, or renovating your home, have it checked for lead-based paint.
- Consult your health care provider about testing your children for lead. Your pediatrician can check for lead with a simple blood test.
- Wash children's hands, bottles, pacifiers, and toys often.
- Make sure children avoid fatty (or high fat) foods and eat nutritious meals high in iron and calcium.
- Remove shoes or wipe soil off shoes before entering your house.

1

## Lead Gets into the Body in Many Ways

### Adults and children can get lead into their bodies if they:

- Breathe in lead dust (especially during activities such as renovations, repairs, or painting that disturb painted surfaces).
- Swallow lead dust that has settled on food, food preparation surfaces, and other places.
- Eat paint chips or soil that contains lead.

### Lead is especially dangerous to children under the age of 6.

- At this age, children's brains and nervous systems are more sensitive to the damaging effects of lead.
- Children's growing bodies absorb more lead.
- Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them.



### Women of childbearing age should know that lead is dangerous to a developing fetus.

- Women with a high lead level in their system before or during pregnancy risk exposing the fetus to lead through the placenta during fetal development.

2

## Health Effects of Lead

Lead affects the body in many ways. It is important to know that even exposure to low levels of lead can severely harm children.

### In children, exposure to lead can cause:

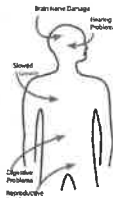
- Nervous system and kidney damage
- Learning disabilities, attention deficit disorder, and decreased intelligence
- Speech, language, and behavior problems
- Poor muscle coordination
- Decreased muscle and bone growth
- Hearing damage

While low-lead exposure is most common, exposure to high amounts of lead can have devastating effects on children, including seizures, unconsciousness, and, in some cases, death.

Although children are especially susceptible to lead exposure, lead can be dangerous for adults, too.

### In adults, exposure to lead can cause:

- Harm to a developing fetus
- Increased chance of high blood pressure during pregnancy
- Fertility problems (in men and women)
- High blood pressure
- Digestive problems
- Nerve disorders
- Memory and concentration problems
- Muscle and joint pain



3

## Where Lead-Based Paint Is Found

In general, the older your home or childcare facility, the more likely it has lead-based paint.<sup>1</sup>

Many homes, including private, federally-assisted, federally-owned housing, and childcare facilities built before 1978 have lead-based paint. In 1978, the federal government banned consumer uses of lead-containing paint.<sup>2</sup>

Learn how to determine if paint is lead-based paint on page 7.

### Lead can be found:

- In homes and childcare facilities in the city, country, or suburbs.
- In private and public single-family homes and apartments.
- On surfaces inside and outside of the house, and
- In soil around a home. (Soil can pick up lead from exterior paint or other sources, such as past use of leaded gas in cars.)

Learn more about where lead is found at [epa.gov/lead](http://epa.gov/lead).

<sup>1</sup> "Lead-based paint" is currently defined by the federal government as paint with lead levels greater than or equal to 1.2 milligrams per square centimeter (mg/cm<sup>2</sup>), or more than 0.5% by weight.

<sup>2</sup> "Lead-containing paint" is currently defined by the federal government as lead in new dried paint in excess of 90 parts per million (ppm) by weight.

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## Identifying Lead-Based Paint and Lead-Based Paint Hazards

Deteriorating lead-based paint (peeling, chipping, chalking, cracking, or damaged paint) is a hazard and needs immediate attention. Lead-based paint may also be a hazard when found on surfaces that children can chew or that get a lot of wear and tear, such as:

- On windows and window sills
- Doors and door frames
- Stairs, railings, banisters, and porches

Lead-based paint is usually not a hazard if it is in good condition and if it is not on an impact or friction surface like a window.

Lead dust can form when lead-based paint is scraped, sanded, or heated. Lead dust also forms when painted surfaces containing lead bump or rub together. Lead paint chips and dust can get on surfaces and objects that people touch. Settled lead dust can reenter the air when the home is vacuumed or swept, or when people walk through it. EPA currently defines the following levels of lead in dust as hazardous:

- 40 micrograms per square foot ( $\mu\text{g}/\text{ft}^2$ ) and higher for floors, including carpeted floors
- 250  $\mu\text{g}/\text{ft}^2$  and higher for interior window sills

Lead in soil can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. EPA currently defines the following levels of lead in soil as hazardous:

- 400 parts per million (ppm) and higher in play areas of bare soil
- 1,200 ppm (average) and higher in bare soil in the remainder of the yard

**Remember, lead from paint chips—which you can see—and lead dust—which you may not be able to see—both can be hazards.**

The only way to find out if paint, dust, or soil lead hazards exist is to test for them. The next page describes how to do this.

6

## Check Your Family for Lead

Get your children and home tested if you think your home has lead.

Children's blood lead levels tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age.

Consult your doctor for advice on testing your children. A simple blood test can detect lead. Blood lead tests are usually recommended for:

- Children at ages 1 and 2
- Children or other family members who have been exposed to high levels of lead
- Children who should be tested under your state or local health screening plan

**Your doctor can explain what the test results mean and if more testing will be needed.**

## Checking Your Home for Lead

You can get your home tested for lead in several different ways:

- A lead-based paint inspection tells you if your home has lead-based paint and where it is located. It won't tell you whether your home currently has lead hazards. A trained and certified testing professional, called a lead-based paint inspector, will conduct a paint inspection using methods, such as:

- Portable x-ray fluorescence (XRF) machine
- Lab tests of paint samples

- A risk assessment tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards. A trained and certified testing professional, called a risk assessor, will:

- Sample paint that is deteriorated on doors, windows, floors, stairs, and walls
- Sample dust near painted surfaces and sample bare soil in the yard
- Get lab tests of paint, dust, and soil samples

- A combination inspection and risk assessment tells you if your home has any lead-based paint and if your home has any lead hazards, and where both are located.

Be sure to read the report provided to you after your inspection or risk assessment is completed, and ask questions about anything you do not understand.



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## Checking Your Home for Lead, continued

In preparing for renovation, repair, or painting work in a pre-1978 home, Lead-Safe Certified renovators (see page 12) may:

- Take paint chip samples to determine if lead-based paint is present in the area planned for renovation and send them to an EPA-recognized lead lab for analysis. In housing receiving federal assistance, the person collecting these samples must be a certified lead-based paint inspector or risk assessor
- Use EPA-recognized tests kits to determine if lead-based paint is absent (but not in housing receiving federal assistance)
- Presume that lead-based paint is present and use lead-safe work practices

There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency for more information, visit [epa.gov/lead](http://epa.gov/lead), or call 1-800-424-LEAD (5323) for a list of contacts in your area.<sup>3</sup>

<sup>3</sup> Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

## Reducing Lead Hazards, continued

If your home has had lead abatement work done or if the housing is receiving federal assistance, once the work is completed, dust cleanup activities must be conducted until clearance testing indicates that lead dust levels are below the following levels:

- 40 micrograms per square foot ( $\mu\text{g}/\text{ft}^2$ ) for floors, including carpeted floors
- 250  $\mu\text{g}/\text{ft}^2$  for interior windows sills
- 400  $\mu\text{g}/\text{ft}^2$  for window troughs

For help in locating certified lead abatement professionals in your area, call your state or local agency (see pages 14 and 15), or visit [epa.gov/lead](http://epa.gov/lead), or call 1-800-424-LEAD.

## What You Can Do Now to Protect Your Family

If you suspect that your house has lead-based paint hazards, you can take some immediate steps to reduce your family's risk:

- If you rent, notify your landlord of peeling or chipping paint.
- Keep painted surfaces clean and free of dust. Clean floors, window frames, window sills, and other surfaces weekly. Use a mop or sponge with warm water and a general all-purpose cleaner. (Remember: never mix ammonia and bleach products together because they can form a dangerous gas.)
- Carefully clean up paint chips immediately without creating dust.
- Thoroughly rinse sponges and mop heads often during cleaning of dirty or dusty areas, and again afterward.
- Wash your hands and your children's hands often, especially before they eat and before nap time and bed time.
- Keep play areas clean. Wash bottles, pacifiers, toys, and stuffed animals regularly.
- Keep children from chewing window sills or other painted surfaces, or eating soil.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe Certified renovation firms (see page 12).
- Clean or remove shoes before entering your home to avoid tracking in lead from soil.
- Make sure children avoid fatty (or high fat) foods and eat nutritious meals high in iron and calcium. Children with good diets absorb less lead.

## Renovating, Remodeling, or Repairing (RRP) a Home with Lead-Based Paint

If you hire a contractor to conduct renovation, repair, or painting (RRP) projects in your pre-1978 home or childcare facility (such as pre-school and kindergarten), your contractor must:

- Be a Lead-Safe Certified firm approved by EPA or an EPA-authorized state program
- Use qualified trained individuals (Lead-Safe Certified renovators) who follow specific lead-safe work practices to prevent lead contamination
- Provide a copy of EPA's lead hazard information document, *The Lead-Safe Certified Guide to Renovate Right*



RRP contractors working in pre-1978 homes and childcare facilities must follow lead-safe work practices that:

- Contain the work area. The area must be contained so that dust and debris do not escape from the work area. Warning signs must be put up, and plastic or other impermeable material and tape must be used.
- Avoid renovation methods that generate large amounts of lead-contaminated dust. Some methods generate so much lead-contaminated dust that their use is prohibited. They are:
  - Open-flame burning or torching
  - Sanding, grinding, planing, needle gunning, or blasting with power tools and equipment not equipped with a shroud and HEPA vacuum attachment and
  - Using a heat gun at temperatures greater than 1100°F
- Clean up thoroughly. The work area should be cleaned up daily. When all the work is done, the area must be cleaned up using special cleaning methods.
- Dispose of waste properly. Collect and seal waste in a heavy duty bag or sheeting. When transported, ensure that waste is contained to prevent release of dust and debris.

To learn more about EPA's requirements for RRP projects visit [epa.gov/getleadSAFE](http://epa.gov/getleadSAFE), or read *The Lead-Safe Certified Guide to Renovate Right*.

## U. S. Environmental Protection Agency (EPA) Regional Offices

The mission of EPA is to protect human health and the environment. Your Regional EPA Office can provide further information regarding regulations and lead protection programs.

### Region 1 Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont

Regional Lead Contact  
U.S. EPA Region 1  
5 Post Office Square, Suite 100, 06501-4  
Boston, MA 02109-3912  
(617) 375-7341

### Region 2 New Jersey, New York, Puerto Rico, Virgin Islands

Regional Lead Contact  
U.S. EPA Region 2  
200 Woodbridge Avenue  
Building 205, Mail Stop 225  
Edison, NJ 08817-3679  
(212) 311-6091

### Region 3 Delaware, Maryland, Pennsylvania, Virginia, DC, West Virginia

Regional Lead Contact  
U.S. EPA Region 3  
1601 Arch Street  
Philadelphia, PA 19103  
(215) 814-3088

### Region 4 Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee

Regional Lead Contact  
U.S. EPA Region 4  
APC Tower, 12th Floor, Air, Pesticides & Toxics  
Atlanta, GA 30333  
(404) 562-8998

### Region 5 Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin

Regional Lead Contact  
U.S. EPA Region 5 (DTE-63)  
77 West Jackson Boulevard  
Chicago, IL 60604-1566  
(312) 866-7936

### Region 6 Arkansas, Louisiana, New Mexico, Oklahoma, Texas, and 66 Tribes

Regional Lead Contact  
U.S. EPA Region 6  
1445 Ross Avenue, 12th Floor  
Dallas, TX 75202-2733  
(214) 865-2904

### Region 7 Iowa, Kansas, Missouri, Nebraska

Regional Lead Contact  
U.S. EPA Region 7  
11201 Warner Blvd.  
Wynwood, KS 66219  
(800) 223-6425

### Region 8 Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming

Regional Lead Contact  
U.S. EPA Region 8  
1555 Wykoop St.  
Denver, CO 80202  
(303) 312-6966

### Region 9 Arizona, California, Hawaii, Nevada

Regional Lead Contact  
U.S. EPA Region 9 (CMA-4-2)  
79 Hawthorne Street  
San Francisco, CA 94105  
(415) 947-4280

### Region 10 Alaska, Idaho, Oregon, Washington

Regional Lead Contact  
U.S. EPA Region 10  
Solid Waste & Pesticide Unit (DWC-128)  
1200 Sixth Avenue, Suite 900  
Seattle, WA 98101  
(206) 533-1200

## Reducing Lead Hazards

Disturbing lead-based paint or removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.

- In addition to day-to-day cleaning and good nutrition, you can temporarily reduce lead-based paint hazards by taking actions, such as repairing damaged painted surfaces and planting grass to cover lead-contaminated soil. These actions are not permanent solutions and will need ongoing attention.
- You can minimize exposure to lead when renovating, repairing, or painting by hiring an EPA- or state-certified renovator who is trained in the use of lead-safe work practices. If you are a do-it-yourselfer, learn how to use lead-safe work practices in your home.
- To remove lead hazards permanently, you should hire a certified lead abatement contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not permanent control.

Always use a certified contractor who is trained to address lead hazards safely.

- Hire a Lead-Safe Certified firm (see page 12) to perform renovation, repair, or painting (RRP) projects that disturb painted surfaces.
- To correct lead hazards permanently, hire a certified lead abatement professional. This will ensure your contractor knows how to work safely and has the proper equipment to clean up thoroughly.

Certified contractors will employ qualified workers and follow strict safety rules as set by their state or by the federal government.

## Other Sources of Lead

While paint, dust, and soil are the most common sources of lead, other lead sources also exist:

- Drinking water. Your home might have plumbing with lead or lead solder. You cannot see, smell, or taste lead, and boiling your water will not get rid of lead. If you think your plumbing might contain lead:
  - Use only cold water for drinking and cooking.
  - Run water for 15 to 30 seconds before drinking it, especially if you have not used your water for a few hours.
- Call your local health department or water supplier to find out about testing your water, or visit [epa.gov/lead](http://epa.gov/lead) for EPA's lead in drinking water information.
- Lead smelters or other industries that release lead into the air.
- Your job. If you work with lead, you could bring it home on your body or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- Hobbies that use lead, such as making pottery or stained glass, or refinishing furniture. Call your local health department for information about hobbies that may use lead.
- Old toys and furniture may have been painted with lead-containing paint. Older toys and other children's products may have parts that contain lead.<sup>4</sup>
- Food and liquids cooked or stored in lead crystal or lead-glazed pottery or porcelain may contain lead.
- Folk remedies, such as "greta" and "azaron," used to treat an upset stomach.

<sup>4</sup> In 1973, the federal government banned toys, other children's products, and furniture with lead-containing paint (16 CFR 1303). In 2006, the federal government banned lead in most children's products. The federal government currently bans lead in excess of 100 ppm by weight in most children's products (16 CFR 446.63).

## Consumer Product Safety Commission (CPSC)

The CPSC protects the public against unreasonable risk of injury from consumer products through education, safety standards activities, and enforcement. Contact CPSC for further information regarding consumer product safety and regulations.

### CPSC

4330 East West Highway  
Bethesda, MD 20814-4421  
1-800-638-2772  
[cpsc.gov](http://cpsc.gov) or [saferproducts.gov](http://saferproducts.gov)

## U. S. Department of Housing and Urban Development (HUD)

HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. Contact HUD's Office of Healthy Homes and Lead Hazard Control for further information regarding the Lead Safe Housing Rule, which protects families in pre-1978 assisted housing, and for the lead hazard control and research grant programs.

### HUD

451 Seventh Street, SW, Room 8236  
Washington, DC 20410-3000  
(202) 402-7698  
[hud.gov/offices/lead/](http://hud.gov/offices/lead/)

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**It is Illegal To Discriminate Against Any Person Because of Race, Color, Religion, Sex, Familial Status, National Origin, Military Status, Disability or Ancestry**

- In the sale or rental of housing or residential lots
- In advertising the sale or rental of housing
- In the financing of housing
- In the provision of real estate brokerage services

**Blockbusting is also illegal.**

The Broker and Sales Associates are licensed by the Ohio Department of Commerce, Division of Real Estate & Professional Licensing. The division may be contacted for inquiries and complaints and for information on the Real Estate Recovery Fund (Section 4735.12 of the Revised Code) as a source of satisfaction for unsatisfied civil judgments against a licensee.

**Ohio Department of Commerce**  
**Division of Real Estate & Professional Licensing**  
77 South High Street • 20<sup>th</sup> Floor  
Columbus, OH 43215-6133  
(614) 466-4100 FAX (614) 644-0584

[www.com.ohio.gov/real](http://www.com.ohio.gov/real)  
PROVIDED BY THE OHIO REAL ESTATE COMMISSION

Effective 3/25/2008



**WMS Marketing Services, llc**

**CONTRACT TO PURCHASE AT PUBLIC AUCTION**

(This is a legally binding contract. If not understood, seek legal advice. For real estate advice, consult your Realtor)

DATE: February 3, 2020

1. **PROPERTY DESCRIPTION:** The undersigned Purchaser agrees to purchase from the undersigned owner (seller) through *WMS Marketing Services, LLC*, (Broker), the following described real estate in Sandusky, Erie County, OH and known as 8114 Barrett Rd., Sandusky, OH 44871 - Parcel #33-00464500 & 3300464000 - Legal: 24-6-A L5 NWCOR EX .15A STRIP FRO HWY .99A & 24-6-A L5 NWCOR EX .15A STRIP FRO HWY .74A; Erie County, State of Ohio
2. **PRICE AND TERMS:** Purchaser agrees to pay the amount of the high bid \$ \_\_\_\_\_ plus the buyer premium of \$ -0- for a **Total Contract Price of \$ \_\_\_\_\_** for the Real Estate as follows: A non-refundable (except in the case of a non-marketable title) down payment of \$ \_\_\_\_\_ to apply toward the Purchase Price and to be deposited by Broker, upon acceptance of this offer, in a non-interest bearing trust account pending closing. In the event this Contract to Purchase does not close for any reason other than as agreed, Purchaser agrees that the down payment shall be disbursed by Broker 5 days from closing date unless Broker is previously notified in writing by purchaser that litigation has been filed with a court of competent jurisdiction. A copy of the filing must be attached.
3. **BALANCE & CLOSING:** The balance of the Purchase Price shall be paid in the form required by the closing agent on date of closing, on or before March 19, 2020. The closing date shall be automatically extended up to 30 days if Auctioneer deems necessary.
4. Buyers will close through Office of Buyers Choice - TBD.
5. If buyer does not close on or before scheduled closing date, seller may, at seller's option, extend the closing date in consideration for a sum of \$ -0- per day after original closing date.
6. **OBTAINING FINANCING:** This purchase is not contingent upon the Purchaser obtaining financing. ~~There are~~ no buyer contingencies.
7. **BINDING OBLIGATION:** ~~Purchaser is buying the property As-Is, Where-Is and without Recourse.~~ If Purchaser fails to close for any reason whatsoever, except a nonmarketable title, Purchaser voluntarily agrees to forfeit entire down payment and may be held liable by Seller for any deficiency, plus court costs and reasonable legal fees, resulting from subsequent resale of the property. ~~Time is of the essence and this is an irrevocable offer to purchase, with no contingencies.~~ In the event Purchaser fails to perform according to the terms of this contract, the down payment shall be forfeited as partial liquidated damages, and not as a penalty, without affecting any of Seller's further remedies. Either party may demand specific performance of this agreement.
8. **OWNER'S CERTIFICATION:** Seller(s) certifies to Purchaser that, to the best of Sellers's knowledge: (a) there are no undisclosed latent defects; (b) there are no pending orders or ordinances or resolutions that have been enacted or adopted authorizing work or improvements for which the Real Estate may be assessed, except \_\_\_\_\_; (c) there are no City, County or State orders that have been served upon Seller(s) requiring work to be done or improvements to be made which have not been performed, except \_\_\_\_\_. Inspections regarding habitability and use of the Real Estate shall be the responsibility of the Purchaser. All Inspections must be completed prior to Auction. PURCHASER IS RELYING SOLEY UPON HIS EXAMINATIONS OF THE REAL ESTATE, AND THE SELLER'S CERTIFICATION HEREIN FOR ITS PHYSICAL CONDITION AND CHARACTER, AND NOT UPON ANY REPRESENTATION BY THE AUCTIONEERS/REAL ESTATE AGENTS INVOLVED, WHO SHALL NOT BE RESPONSIBLE FOR ANY DEFECTS IN THE REAL ESTATE.
9. **INDEMNITY:** Seller and Purchaser recognize that the AUCTIONEERS/BROKERS are relying on information provided by Seller or his/her agents in connection with the Real Estate, and agree to indemnify and hold harmless the AUCTIONEERS/BROKERS, their agents and employees, from any claims, demands, damages, suits, liabilities, costs and expenses (including reasonable legal fees) arising out of any misrepresentation or concealment of facts by Seller or his/her agents.
10. **CONVEYANCE AND CLOSING:** Seller shall convey marketable title to the Real Estate by Transferable deed with release of dower right, if any, AND SUBJECT TO THE RIGHTS OF THE TENANTS, if any, under existing leases and state law. Title shall be free and unencumbered as of Closing, except restrictions and easements of record and except the following assessments (certified or otherwise): \_\_\_\_\_.

Buyers Initials \_\_\_\_\_



11. **CONDITION OF IMPROVEMENTS:** The risk of destruction or substantial damage by fire or Act of God prior to delivery of deed is assumed by Seller. Seller agrees that on possession, the Real Estate shall be in the same condition as it is on the date of this contract, except for ordinary wear and tear. If the Real Estate should be damaged or destroyed by fire or other casualty and if, prior to Closing, the real Estate shall not be repaired or restored by and at the Sellers expense, to a condition as good as it was prior to the damage or destruction, then Purchaser, at his option, may terminate this contract by written notice to Seller and the Down Payment Shall be returned to Purchaser. While this contract is pending, Sellers shall not change any existing lease or enter into any new lease, nor make any substantial alterations or repairs without the consent of the Purchaser. In addition, the Purchaser also has an insurable interest in the property from date of this contract. Purchaser is hereby notified that insurance should be placed upon the property immediately to protect Purchasers' interest.
12. **DISCLOSURE:** \_\_\_\_\_ Buyer XX Seller \_\_\_\_\_ - is a licensed Real Estate Broker or Sales Person.
13. **POSSESSION:** Possession shall be given \_\_\_\_\_ at closing, 2 Weeks after closing, subject to Tenants' Rights, with deed.  
(Until such date, Seller shall have the right of possession free of rent, but shall pay for all utilities.) No work can be done on the property by the Purchaser until possession is given.
14. **AGENCY DISCLOSURE STATEMENT:** Purchaser acknowledges having reviewed and signed the Agency Disclosure Statement.
15. **SOLE CONTRACT:** The parties agree that this offer constitutes their entire agreement and that no oral or implied agreement exists. Any amendments to this offer shall be made in writing, signed by all parties, and copies shall be attached to all copies of the original offer. This offer shall be binding upon the parties, their heirs, administrators, executors, successors and assigns.
16. **TERMS:** The property sells: \_\_\_\_\_ to the high bidder regardless of price, or XX subject to seller's confirmation.
17. **\$ \_\_\_\_\_** must be deposited at the time of Auction as down payment by company, corporate or personal check (presented with positive I.D). This non-refundable down payment will be applied to the contract purchase price at closing and will be held in the trust account of WMS Marketing Services, llc as escrow agents for the sellers.
18. X A five percent Buyer Premium will be added to the high bid amount to determine the final contract selling price paid by the purchaser.  
\_\_\_\_ No Buyer's premium will be charged.
19. Taxes will be prorated to day of closing.
20. This property is being sold at Public Auction, without recourse. Personal on-site inspection/s of the property or properties is strongly recommended. The property will sell "as is, where is," with no warranty expressed or implied as to improvements, availability of utilities, zoning, or environmental and wetland issues. Information contained online was obtained by sources deemed reliable. However, neither WMS Marketing Services, llc nor their agents will be responsible for any errors or omissions herein. Announcements made at the auction will take precedence over written material, advertisements, or any other oral statements made prior to the day of auction. Purchasers should carefully verify all items and make their own decision as to the accuracy thereof before relying on same. Except in the case of an absolute auction, Auction Firm reserves the right to bid on behalf of the sellers. Auctioneer reserves the right to bid on behalf of himself at any auction. The seller and Auction Company reserve the right to preclude any person from bidding if there are any questions as to the person's credentials, fitness, etc.
21. Auction Firm hereby acknowledges that they represent the Seller. An Agency Disclosure Statement must be signed by the high bidder.
22. The \_\_\_\_\_ buyer, XX seller shall be responsible for all transfer taxes and deed preparation. Seller is responsible for real estate tax prorata, mortgage releases and will convey a good and marketable title. The \_\_\_\_\_ buyer, XX seller, \_\_\_\_\_ split 50/50, is responsible for survey cost, if a survey is required for a transfer. Tracts & Combos will only be surveyed to minimal requirements in the fashion they were purchased if required for transfer. Additional splits, flags & pins will be at the buyer's expense. **\*Buyer is responsible for all other costs associated with closing.**
23. By bidding, the buyer agrees to waive the 10 day post inspection for lead based paint. Buyer also agrees to waive their right to receive a Residential Property Disclosure form and their right to rescind the Contract to Purchase.



24. Real Estate is sold through WMS Marketing Services, llc.

25. **OTHER:**

26. **EXPIRATION AND APPROVAL:** This offer is void if not accepted in writing on or before 7:00 o'clock    A.M. X P.M.    Noon  
   Midnight EASTERN STANDARD TIME February 4, 20 20.

27. Make Deed to: (print) \_\_\_\_\_

The Purchaser has read, fully understands and approves the foregoing offer and acknowledges receipt of a signed copy.

Print

Sign

Date

PURCHASER: \_\_\_\_\_

PURCHASER: \_\_\_\_\_

FULL ADDRESS: \_\_\_\_\_

PHONE NUMBERS: \_\_\_\_\_

WITNESS: \_\_\_\_\_

28. **ACTION BY OWNER:** The undersigned Seller has read and fully understands the foregoing offer and hereby:    accepts said offer and agrees to convey the Real Estate according to the above terms and conditions,    rejects said offer, or    counteroffers according to the modifications initialed by Seller(s). Counteroffer shall become null and void if not accepted in writing on or before    o'clock    A.M.    P.M.    Noon    Midnight EASTERN STANDARD TIME   , 20   . Owner acknowledges that Agency Disclosure Statement has been signed.

29. **SELLING FEES AND EXPENSES:** Seller is to pay an auction selling fee and reimburse agreed expenses as per the Auction Contract.

Print

Sign

Date

SELLER: \_\_\_\_\_

SELLER: \_\_\_\_\_

FULL ADDRESS: \_\_\_\_\_

PHONE NUMBERS: \_\_\_\_\_

WITNESS: \_\_\_\_\_

30. **RECEIPT BY WMS Marketing Services, llc:** DATE February 4, 2020. I hereby acknowledge receipt of \$     
   cash    cashier's check    personal check #    made payable to WMS Marketing Services as down payment; other  
   in accordance with terms herein provided.

   \$    X    %

CO-OP REALTOR /BROKER FIRM

CO-OP AGENT / BROKER

PHONE   

