

IN THE COURT OF COMMON PLEAS  
SUMMIT COUNTY, OHIO

CHRISTOPHER LONGO, ) CASE NO. CV-2022-05-1754  
)  
Plaintiff, ) JUDGE PATRICIA A. COSGROVE  
)  
v. )  
)  
THE AEM SERVICES, LLC, *et. al.*, )  
)  
Defendants. )

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MOTION/APPLICATION OF THE RECEIVER FOR AUTHORITY TO  
SELL REAL PROPERTY LOCATED FREE AND CLEAR OF LIENS,  
ENCUMBRANCES, AND INTERESTS WITH SAID LIENS,  
ENCUMBRANCES, AND INTERESTS TO ATTACH TO THE  
PROCEEDS OF SALE

MOTION TO PAY CERTAIN EXPENSES IMMEDIATELY OUT OF  
THE PROCEEDS OF SALE

NOTICE OF DEADLINE FOR FILING OBJECTIONS  
SEE PAGE 11

1318 KNOWLTON STREET, CINCINNATI, OHIO 45223  
PPN: 221-0019-0165-00

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Mark E. Dottore, (the “**Receiver**”) duly appointed and acting Receiver of The AEM Services, LLC (the “**Receivership Entity**”), hereby moves this Court, pursuant to the Receiver Order (as hereinafter defined) and Ohio Revised Code Section 2735.01 *et. seq.*, for the entry of an Order, (i) authorizing the sale of the real property located at 1318 Knowlton Street, Cincinnati, Ohio 45223 (PPN: 221-0019-0165-00) (the “**Property**”) to Radiate Homes, LLC, and Gabriela Maria Cerillo Trevino or an assignee identified by them (the “**Buyer**”), consistent with the terms

of a Residential Purchase Agreement (the “**Purchase Agreement**”) attached hereto as Exhibit A and incorporated by reference herein; (ii) determining and directing that the sale of the Property is free and clear of all mortgages, pledges, security interests, liens, encumbrances, claims, charges, and any other interests of any kind or type whatsoever (the “**Encumbrances and Interests**”); (iii) authorizing the Receiver to pay certain expenses of the sale out of the proceeds derived from the sale transaction (the “**Sale Proceeds**”); and (iv) granting such other and further relief as is warranted in the circumstances.

In support of his motion, the Receiver states as follows:

1. On June 22, 2022, the Court entered its order (the “**Initial Receiver Order**”) in the Lead Case appointing the Receiver to be “the receiver of the real and personal property ... general intangibles, and all other assets arising out of, or pertaining to AEM, of whatever kind or nature[.]” Initial Receiver Order at par. no. 1.

2. On July 15, 2022, the Court amended and expanded the Initial Receiver Order when it entered its First Amended Order Appointing Receiver (the “**First Amended Receiver Order**”) in the Lead Case, and thereby expanded the Receivership, to include AEM Investments, LLC and AEM Wholesale, LLC.

3. On August 10, 2022, the Court further amended and expanded the First Amended Receiver Order when it entered its Second Amended Order

Appointing Receiver in the Lead Case<sup>1</sup>, (and thereby expanded the Receivership to include the assets of Mark Dente, Sharon Dente, and Anthony Dente (collectively, the “**Dentes**”) along with the following entities and their assets: The AEM Services, LLC, AEM Investments, LLC, AEM Wholesale, LLC, Unlimited Acquisitions, LLC, AEM Productions, LLC, AEM Real Estate Group, LLC, AEM Capital Fund Ltd., The Mark and Sharon Dente Living Trust, A&J RE Holdings and Landmark Property Development, fka Landmark Real Estate Endeavors (collectively the “**Included Entities**”) and together with the assets of the Dentes, the “**Receivership Entities**”).

4. On July 20, 2022, the Court, acting through Administrative Judge Amy Corrigan Jones, entered its Miscellaneous Order Effective July 15, 2022, which, among other things, transferred this case and all other cases seeking relief against AEM or Mark Dente or persons or businesses associated with them (the “**AEM Cases**”) to Judge Cosgrove. Miscellaneous Order at par. no. 1.

5. Paragraph 3 of the Amended Receiver Order provides that the Receiver shall have the following specific powers and duties:

The Receiver shall take immediate possession, control, management and charge of the Receivership Assets whether located in Ohio or in any other state. Pursuant to R.C. 2735.04 and the Order of this Court, and under the direction and control of this Court, the Receiver shall have the following powers and duties:

(3)(i) The Receiver is authorized to negotiate and effect an orderly sale, transfer, use or assignment of all or a portion of any of the Assets in or outside of the ordinary course of business of the Business and, from the proceeds thereof, to pay the secured and unsecured indebtedness of the

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<sup>1</sup> Unless otherwise indicated, all references to “the **Receiver Order**” in this or any other filing by the Receiver shall be to the Initial Receiver Order, as amended, and then in effect.

Receivership Assets, including the Real Property. . . The Receiver is authorized to conduct such a sale of the Assets in any manner which he, in his good faith and reasonable discretion, believes will maximize the proceeds received from the sale.

6. The Receiver Order specifically referenced Ohio Revised Code § 2735 et. seq., which permits a Receiver to sell real property free and clear of liens.

7. The Receiver Order authorizes the Receiver to file this Motion and to sell the Property because it is an asset of The AEM Services, LLC.

8. On November 17, 2022, The Summit County Court of Common Pleas granted an Order authorizing the sale of the Property. However, the purchaser was unable to close the transaction. As a result, Receiver found another purchaser for the Property.

#### **The Property to Be Sold and the Proposed Sale**

9. The Property is located 1318 Knowlton Street, Cincinnati, Ohio 45223 (PPN: 221-0019-0165-00). The Receiver believes and accordingly asserts that in his best business judgment it is in the best interest of all parties and creditors of the receivership to sell the Property free and clear of liens to the Buyer pursuant to the Purchase Agreement.

10. Ohio Revised Code § 2735.04(D)(1)(b) provides, “Before entering an order authorizing the sale of the property by the receiver, the court may require that the receiver provide evidence of the value of the property. That valuation may be provided by any evidence that the court determines is appropriate.”

11. The Receiver submits that the Property was offered to the public through the Multiple Listing Service (“MLS”) and sold in a commercially reasonable

transaction by David Sarver, a licensed real estate broker at Berkshire Hathaway. The Buyer was represented by another licensed broker at Coldwell Banker Realty. The Buyer located and selected the Property because of its public listing on the MLS. The MLS is utilized by thousands of buyers and sellers because listing property on the MLS generates the best marketing and advertising and therefore the highest values for real estate listed for sale. The Receiver maintains that the Property's listing on the MLS, its public advertising and the method of sale provides sufficient basis for establishment of the value of the Property at \$120,000.00.

### **Liens and Lien Priorities**

12. Attached to this Motion as Exhibit B is a Preliminary Judicial Report (“**PJR**”), authored by Old Republic National Title Insurance Company (“**Old Republic**”). Attached to this Motion as Exhibit C is a Limited Lien Search (“**LLS**”) which was prepared by Everest Land Title Agency, Ltd. (“**Everest**”). The PJR and LLS indicate that, in addition to easements, restrictions, set-back-lines, declarations, conditions, covenants, reservations and rights of way of record, and the lien for real estate taxes and assessments, as of September 12, 2022, the following liens are of record against the Property:

- a. OPEN-END MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, FIXTURE FILING, AND SECURITY AGREEMENT from The AEM Services, LLC, an Ohio limited liability company, to FTF Lending, LLC, a Delaware limited liability company, in the amount of \$172,000.00, dated April 27, 2021, and recorded April 29, 2021, as Instrument No. 2021-0053335 of Hamilton County, Ohio records.
  - i. UCC FINANCING STATEMENT naming The AEM Services, LLC as Debtor, and FTF Lending, LLC as the Secured Party,

recorded April 29, 2021, as Instrument No. 2021-0053336 of Hamilton County, Ohio records.

- b. JUDGMENT LIEN in favor of Darrel Seibert II against The AEM Services LLC & Mark Dente CO Mark Dente St. in the amount of \$4,896,860.00, plus interest, penalty and costs if any, in the Hamilton County Court of Common Pleas, Originating Case No. CV2022-05-1648, Judgment Lien Case No. CJ22020149, filed May 31, 2022, Hamilton County, Ohio records.
- c. JUDGMENT LIEN in favor of Elliot Melis against Mark Dente & The AEM Services LLC in the amount of \$675,000.00, plus interest, penalty and costs if any, in the Hamilton County Court of Common Pleas, Originating Case No. CV-2022-05-1485, Judgment Lien Case No. CJ22021669, filed June 21, 2022, Hamilton County, Ohio records.
- d. JUDGMENT LIEN in favor of James C. Miller against The AEM Service LLC, et al in the amount of \$887,875.00, plus interest, penalty and costs if any, in the Hamilton County Court of Common Pleas, Originating Case No. CV-2022-05-1755, Judgment Lien Case No. CJ22022544, filed June 29, 2022, Hamilton County, Ohio records.
- e. JUDGMENT LIEN in favor of Robert Novacek against The AEM Services LLC in the amount of \$790,215.00, plus interest, penalty and costs if any, in the Hamilton County Court of Common Pleas, Originating Case No. CV-2022-05-1756, Judgment Lien Case No. CJ22023711, filed July 7, 2022, Hamilton County, Ohio records.
- f. JUDGMENT LIEN in favor of Robert Hammond against The AEM Services LLC in the amount of \$393,397.50, plus interest, penalty and costs if any, in the Hamilton County Court of Common Pleas, Originating Case No. A 2201736, Judgment Lien Case No. CJ22024606, filed July 19, 2022, Hamilton County, Ohio records.
- g. JUDGMENT LIEN in favor of Robert Hammond against The AEM Services LLC in the amount of \$393,397.50, plus interest, penalty and costs if any, in the Hamilton County Court of Common Pleas, Originating Case No. A2201736, Judgment Lien Case No. CJ22025092, filed July 21, 2022, Hamilton County, Ohio records.
- h. PENDING FORECLOSURE Case No. A2203145, FTF Lending LLC (as "Plaintiff") vs. The AEM Services LLC, et. al., (as "Defendant(s)"), filed August 30, 2022, in the Hamilton County Court of Common Pleas, Hamilton County, Ohio records. Summit County Court of Common Pleas Case No. CV-2022-05-1754, Christopher Longo vs The AEM

Services, et al., Cognovit Action, filed May 27, 2022, in the amount of \$3,165,500.00.

i. NOTE: Order appointing receiver, Mark E. Dottore, filed June 22, 2022.

i. Summit County Common Pleas Case No. CV-2022-07-2228, Sheryl Maxfield, Director, State of Ohio Department of Commerce, Plaintiff, vs. Mark Dente, et al, Defendant, Preliminary Injunction, filed July 1, 2022.

i. Agreed Judgment Granting Injunctive Relief, filed August 15, 2022.

13. Additionally, the Receiver is aware of other potential Judgment Liens against the Property which do not appear on the PJR or LLS. Those potential Judgment Liens are as follows:

a. JUDGMENT LIEN in favor of Walter F. Senk against the The AEM Services LLC, et. al., in the amount of \$162,820.00 plus interest, penalty and costs if any, in the Summit County Court of Common Pleas, Originating Case, Judgment Lien Case NO 22JG039054, filed May 24, 2022, Franklin County, Ohio records.

b. JUDGMENT LIEN in favor of Walter F. Senk against The AEM Services LLC, et. al., in the amount of \$337,012.60, plus interest, penalty and costs if any, in the Summit County Court of Common Pleas, Originating Case, Judgment Lien Case No. 22JG039057, filed May 24, 2022, Franklin County, Ohio records.

c. JUDGMENT LIEN in favor of Walter F. Senk, against The AEM Services LLC and Mark Dente, in the original amount of \$841,240.00 filed on June 1, 2022, in Case Number JL-2022-5719, in the Clerk of Court Records.

d. JUDGMENT LIEN in favor of Ali Aljibouri, against Mark Dente and The AEM Services, LLC, in the original amount of \$632,753.00 filed on June 9, 2022, in Case Number JL-2022-5949, in the Clerk of Court Records.

e. JUDGMENT LIEN in favor of Laura Seibert, against Mark Dente and The AEM Services, LLC, in the original amount of \$1,673,503.00 filed

on June 14, 2022, in Case Number JL-2022-5953, in the Clerk of Court Records.

- f. JUDGMENT LIEN in favor of SP Investment Services, LLC, against The AEM Services, LLC, and Mark Dente, in the original amount of \$1,168,838.00 filed on June 15, 2022, in Case Number JL-2022-5957, in the Clerk of Court Records.
- g. JUDGMENT LIEN in favor of Kyle Arganbright et al., against The AEM Services, LLC, and Mark Dente, in the original amount of \$14,107,607.00 filed on June 15, 2022, in Case Number JL-2022-6003, in the Clerk of Court Records.
- h. JUDGMENT LIEN in favor of Laura Seibert Trustee of the John M. and Joyce Hammontree Irrevocable Trust, against Mark Dente and The AEM Services LLC, in the original amount of \$85,100.00 filed on June 23, 2022, in Case Number JL-2022-6291, in the Clerk of Court Records.
- i. JUDGMENT LIEN in favor of Ronald Harper against Mark Dente, in the original amount of \$345,000.00 filed on July 12, 2022, in Case Number JL-2022-7080, in the Clerk of Court Records.
- j. JUDGMENT LIEN in favor of Benjamin Petitti, against The AEM Services, LLC and Mark Dente, in the original amount of \$739,750.00 filed on June 24, 2022, in Case Number JL-2022-6293, in the Clerk of Court Records.

14. In addition to the liens, encumbrances, and interests noted, the Receiver is aware that there may be claims made by the Hamilton County Fiscal Officer, the Internal Revenue Service, the State of Ohio, Mark Dente, Sharon Dente, The Mark and Sharon Dente Living Trust, Anthony Dente, and Unlimited Acquisitions, LLC may assert claims against the Property.

### **Relief Requested**

15. The Receiver requests that this Court enter an order granting him the authority to close on the Sale as described in the Purchase Agreement and

specifically to sell the Property free and clear of all Encumbrances and Interests (except those noted herein); that the Encumbrances and Interests be divested from the Property and then transferred to the Sale Proceeds in the same priority and to the same extent that they are found to be valid, enforceable and unavoidable; except that to the extent that any real estate taxes are not yet due and payable, the lien for said taxes shall survive the sale and remain attached to the Property.

16. The Receiver also requests that the customary costs of closing the sale transaction, including real estate broker fees to Berkshire Hathaway and Coldwell Banker Realty (the “**Sale Expenses**”), be paid in full out of the Sale Proceeds at closing.

17. The Receiver requests that all Encumbrances and Interests other than the Sale Expenses be transferred to the fund produced by the Sale in the same priority and to the same extent that they are found to be valid, enforceable, and unavoidable as determined by the Court at a time convenient for the Court.

18. WHEREFORE, the Receiver prays that his Motion be granted and that the Court enter an order, substantially in the form of the Proposed Order attached as Exhibit D, authorizing him to: (a) sell the Property to the Buyer pursuant to the terms and conditions set forth in the Purchase Agreement free and clear of all Encumbrances and Interests, (b) pay the Sale Expenses out of the Sale Proceeds, (c) require and authorize the Buyer to satisfy out of the Sale Proceeds the properly calculated and prorated county taxes and (d) hold the remainder of the Sale Proceeds until a proper determination is made by this Court as to the validity, priority, and

amount of the remaining Encumbrances and Interests, and (e) execute any documents required and to do all other things necessary to complete the sale transaction, and (f) for such other and further relief as is just and equitable in the circumstances.

Date: January 11, 2023

Respectfully submitted,

/s/Mary K. Whitmer

Mary K. Whitmer (0018213)  
James W. Ehrman (0011006)  
Robert M. Stefancin (0047184)  
M. Logan O'Connor (0100214)  
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[jwe@WEadvocate.net](mailto:jwe@WEadvocate.net)  
[mlo@weadvocate.net](mailto:mlo@weadvocate.net)

*Attorneys for Mark E. Dottore,  
Receiver*

**NOTICE FOR THE FILING OF OBJECTIONS:**

**PLEASE TAKE NOTICE that this Motion/Application is filed for the purpose of providing information to the parties and other persons interested in these proceedings. Any objection to this Motion/Application must be filed within ten (10) days from the date of service as set forth on the certificate of service. If no response or objection is timely filed, the Court may grant the relief requested without further notice.**

**CERTIFICATE OF SERVICE**

I hereby certify that on January 10, 2023, a true and copy of the foregoing was filed electronically. Notice of this filing will be sent by operation of the court's electronic filing system to all parties on the Electronic Mail Notice List. Parties may access this filing through the Court's system.

*/s/ Mary K. Whitmer*  
\_\_\_\_\_  
Mary K. Whitmer

*One of the Attorneys for Mark E.  
Dottore, Receiver*



COLDWELL BANKER REALTY

Contract to Purchase

Adopted by the CINCINNATI AREA BOARD OF REALTORS® DAYTON REALTORS®

For exclusive use by REALTORS®. This is a legally binding contract. If not understood, seek legal advice. For real estate advice, consult a REALTOR®.



12/23/2022 (date)

1. PROPERTY DESCRIPTION: I/We ("Buyer") offer to purchase from Seller ("Seller") the following described property:

Address 1318 Knowlton Avenue City/Township Cincinnati, Ohio, Zip Code 45223, County Hamilton, Further described as: (include county Auditor's Parcel Number(s) for each and every parcel included in sale) 221-0019-0165-00 ("Real Estate").

2. TIMELINES: All timelines and deadlines under this Contract shall be strictly construed. Time is of the essence with regard to any and all timelines. Contract performance dates and contingencies in the Contract shall commence the day following Contract Acceptance Date.

3. PRICE AND TERMS: Buyer hereby agrees to pay \$120,000.00 ("Purchase Price") for the Real Estate, payable as follows:

a) EARNEST MONEY CONTINGENCY: This contract is contingent upon Buyer providing earnest money in the amount of \$ 2,000.00 ("Earnest Money"). Earnest Money shall be submitted for deposit with Mark Dottore-Receiver for AEM Services \*, and written acknowledgement of Earnest Money deposit shall be provided to Listing REALTOR® or Seller within 5 calendar days (this shall be 3 calendar days if not specified) beginning the day following the Contract Acceptance Date, as hereinafter defined ("Contract"), in a trust account pending the final settlement and conveyance of the purchase and sale of the Real Estate contemplated in this Contract ("Closing").

\* (i) In the event that the parties designate an Ohio-licensed real estate broker to hold the Earnest Money: Any disbursement of Earnest Money shall be in compliance with Ohio R.C. 4735.24, which includes the following stipulations: The Earnest Money shall be disbursed as follows: (i) if the transaction is closed, the Earnest Money shall be applied to Purchase Price (may be retained by brokerage and credited toward brokerage commission owed) or as directed by Buyer or (ii) if either party fails or refuses to perform, or if any contingency is not satisfied or waived, the Earnest Money shall be (a) disbursed in accordance with a release of earnest money ("Release") signed by all parties to the Contract or (b) in the event of a dispute between the Seller and Buyer regarding the disbursement of the Earnest Money, the broker is required by law to maintain such funds in his trust account until the broker receives (a) written instructions signed by the parties specifying how the Earnest Money is to be disbursed or (b) a final court order that specifies to whom the Earnest Money is to be awarded.

\* (ii) In the event that the parties do not designate an Ohio-licensed real estate broker, and designate another third-party or the herein listed title company to hold the Earnest Money, the terms and conditions of this escrow hold shall be governed by separate, third-party escrow terms. Separate escrow terms are attached.

Both Buyer and Seller acknowledge and agree that, in the event of a dispute between Buyer and Seller as to entitlement of the Earnest Money, the REALTORS® will not make a determination as to which party is entitled to the Earnest Money. Buyer and Seller acknowledge that loss of Earnest Money may not be a party's sole remedy for failure to perform on the Contract.

b) BALANCE: The balance of the Purchase Price shall be paid by wire transfer, certified, cashier's, official bank, attorney or title company trust account check on date of Closing, subject to the terms of applicable law.

Settlement Charges: In addition to costs incurred in order for the Seller to fulfill the terms of the Contract and to provide marketable title, Seller agrees to pay actual settlement charges and/or other fees due at Closing on behalf of the Buyer, including, but not limited to, discount points, closing costs, pre-pays, and any other fees allowed by Buyer's lender in an amount not to exceed \$ \_\_\_\_\_.

4. FINANCING CONTINGENCY: Except as otherwise stated and agreed herein, Buyer shall pay any and all fees incurred as a result of Buyer obtaining financing for the purchase. If Buyer's selected financing option includes a Buyer rescission period, Buyer shall close on that loan with sufficient time for funds to be available on the Date of Closing of this Contract.

Buyer intends to use the Real Estate for the following purpose: Owner-occupied Rental Other: Renovation

CASH: Buyer's written confirmation of available funds, on verifiable document from funding source, is attached shall be provided within \_\_\_\_\_ calendar days beginning the day following the Contract Acceptance Date. If Buyer fails to provide such documentation, then Seller may, by written notice to selling REALTOR® or Buyer, terminate this Contract.

Buyer's Initials [Signature] Date / Time [Signature] Seller's Initials [Signature] Date / Time [Signature]



51  **CONVENTIONAL LOAN:** The Buyer's obligation to close this transaction is contingent upon Buyer applying for and
52 obtaining: (a)  fixed  adjustable or  other first mortgage loan on the Real Estate, (b) in an amount not to exceed
53 \_\_\_\_\_ % of the Purchase Price, (c) at an interest rate  at prevailing rates and terms  not to exceed \_\_\_\_\_ %,
54 (d) for a term of not more than \_\_\_\_\_ years or at a higher rate or shorter term agreeable to Buyer.

55  **FHA/USDA/VA:** The Buyer's obligation to close this transaction is contingent upon Buyer applying for and obtaining
56 (a)  FHA, [(1)  fixed or (2)  adjustable] (including FHA closing costs),  USDA or  VA (including VA funding fee)
57 first mortgage loan in the maximum amount not to exceed \_\_\_\_\_ % of the Purchase Price, (b) at an interest rate
58  at prevailing rates and terms  not to exceed \_\_\_\_\_ %, (c) for a term of not less than \_\_\_\_\_ years or
59 at a higher rate or shorter term agreeable to Buyer.  Buyer has been provided the **FHA For Your Protection: Get a Home
60 Inspection** disclosure. *When the Buyer is financing through FHA, USDA or VA, the Seller may be required to pay for certain fees.
61 Check with Buyer's lending institution. Whole house inspection fees may be paid by the VA Buyer, but must be paid outside of the
62 Closing. On FHA/USDA/VA contracts, the appraiser is not deemed to be a whole house inspector.*

63  **OTHER FUNDING SOURCE:** \_\_\_\_\_ (funding source) Buyer's written confirmation of
64 available funds, on verifiable document from funding source,  is attached  shall be provided within \_\_\_\_\_ calendar
65 days beginning the day following the Contract Acceptance Date. If Buyer fails to provide such documentation, then Seller may,
66 by written notice to selling REALTOR® or Buyer, terminate this Contract.

67 **Financing Timeframe: IF BUYER FAILS TO PROVIDE WRITTEN CONFIRMATION TO SELLER THAT BUYER
68 HAS COMPLETED ANY OF THE REQUIREMENTS OF THE FINANCING TIMEFRAME, AS SET FORTH IN
69 SUBSECTIONS (a) THROUGH (d) BELOW, THEN SELLER MAY, AT SELLER'S SOLE DISCRETION, BY
70 WRITTEN NOTICE TO BUYER, TERMINATE THIS CONTRACT SO LONG AS WRITTEN NOTICE OF
71 TERMINATION IS DELIVERED TO BUYER PRIOR TO RECEIPT OF SUCH WRITTEN CONFIRMATION.**

72 (a) Buyer financing qualification letter based upon initial credit check and preliminary information provided by Buyer stating that
73 such qualification  is  is not contingent upon the closing of Buyer's other real estate and  is attached  shall be
74 provided to Seller within \_\_\_\_\_ calendar days beginning the day following the Contract Acceptance Date.

75 (b) Buyer shall complete a loan application, which shall include providing selected lender with "intent to proceed", including
76 payment for appraisal (if necessary), within \_\_\_\_\_ calendar days beginning the day following the Contract Acceptance Date
77 and will make a diligent effort to obtain financing. Within such timeframe, Buyer shall provide written notification to Seller
78 naming selected lender and confirming that this provision has been satisfied.

79 (c) Buyer or Buyer's lender shall provide written notification to Seller, that Conditional Approval has been obtained within
80 \_\_\_\_\_ calendar days beginning the day following the Contract Acceptance Date. Conditional Approval shall mean that the
81 loan has been underwritten with credit, income, debts, and assets (collectively, "Creditworthiness") verified and acceptable to
82 lender, subject only to: material changes of Buyer's Creditworthiness, appraisal, and marketability of title to be obtained prior to
83 final loan approval (clear to close).

84 (d) Buyer or Buyer's lender shall provide written notification to Seller, that loan approval (clear to close) has been obtained or waived
85 within \_\_\_\_\_ calendar days prior to the Date of Closing in Section 22.

86 Buyer shall make a diligent effort to obtain financing and shall provide all lender-requested documents to the lender in a timely
87 manner. **BUYER IS RELYING ON BUYER'S OWN UNDERSTANDING OF FINANCING TO BE OBTAINED AND
88 PROCESSES REQUIRED BY A LENDER AS WELL AS THE LEGAL AND TAX CONSEQUENCES THEREOF, IF ANY.**

89 **5. APPRAISAL CONTINGENCY:** Buyer's obligation to close this transaction is contingent upon Real Estate appraising at or above final
90 sales price of the Real Estate. Buyer has the right to obtain, at Buyer's expense, an independent appraisal performed by an appraiser licensed in Ohio.
91 In the event the Real Estate does not obtain an appraised value (by either Buyer's appraiser in connection with sale funded by cash or Other Funding
92 Source or Lender's appraiser in connection with a financed sale) equal to or greater than the Purchase Price, Buyer shall have the option to terminate
93 this Contract by delivering written notice to Seller (i) in the event of purchase via Cash or Other Funding Source, within n/a calendar days
94 beginning the day following the Contract Acceptance Date, or (ii) in the event of Conventional, FHA, USDA or VA financing, the time-frame set
95 forth in Section 4 above for obtaining a loan approval (such applicable time period being referred to as the "Appraisal Contingency Period"). If Buyer
96 does not deliver written notice to Listing REALTOR® Seller that Buyer is terminating the Contract prior to the expiration of the Appraisal
97 Contingency Period, then Buyer's option to terminate this Contract due to appraised value shall be deemed waived.

98 **6. INCLUSIONS/EXCLUSIONS OF SALE:** The Real Estate shall include the land, together with all buildings, improvements,
99 fixtures, and all items affixed or wired to the Real Estate located thereon (but excluding any items specifically excluded in 6b
100 below), and all appurtenant rights, privileges, easements, fixtures, and all of, but not limited to, the following items if they are
101 now located on the Real Estate and used in connection therewith: electrical; plumbing; heating and air conditioning equipment,
102 including window units; bathroom mirrors and fixtures; shades; blinds; awnings; window rods; window/door screens, storm
103 windows/doors; shrubbery/landscaping; affixed mirrors; affixed floor covering, wall-to-wall, inlaid and stair carpeting (attached
104 or otherwise); fireplace inserts/grates; fireplace screens/glass doors; wood stove; gas logs and starters; television and/or sound
105 system mounting brackets (excluding televisions and/or sound system), aerials/rotor operating boxes/satellite dishes (including
106 non-leased components); affixed humidifiers; water softeners; water purifiers; central vacuum systems and equipment;
107 doorbells/chimes; garage door openers/operating devices; all affixed surveillance, monitoring, security alarm systems/cameras

Buyer's Initials

Date / Time

Seller's Initials

Date / Time 1/1/2023

108 and affixed-system operating controls; all affixed furniture/fixtures; utility/storage buildings/structures; inground/above ground  
 109 swimming pools and equipment; swing sets/play sets; affixed basketball backboard/pole; propane tank/oil tank and contents  
 110 thereof; electronic underground fencing transmitter and receiver collars, and parking space(s) number(s) \_\_\_\_\_ and  
 111 storage unit number \_\_\_\_\_ (where applicable). The following appliances shall also be included: ranges, ovens,  
 112 microwaves, refrigerators, dishwashers, garbage disposers, and trash compactors. Notwithstanding the foregoing, any free-  
 113 standing, countertop appliances shall not be included unless specifically delineated in section 6a), below. **The following items,**  
 114 **which are leased in whole or in part, shall be excluded from this sale** (please check appropriate boxes);  water softener;  
 115  security/alarm system;  propane tank;  satellite dish;  satellite dish components: \_\_\_\_\_.

116 6a) THE FOLLOWING ITEMS (WHICH ADD NO ADDITIONAL VALUE TO THE REAL ESTATE) ARE  
 117 SPECIFICALLY INCLUDED WITH THE REAL ESTATE: \_\_\_\_\_  
 118 \_\_\_\_\_  
 119 \_\_\_\_\_.

120 6b) THE FOLLOWING ITEMS ARE SPECIFICALLY EXCLUDED FROM THE REAL ESTATE: n/a-----  
 121 \_\_\_\_\_  
 122 \_\_\_\_\_.

123 This area intentionally deleted and replaced with the following terms:

124 AS-IS, WHERE-IS SALE. Seller makes no warranties or representations, expressed or implied.

125  
 126 Title work to be completed by:  
 127 Enterprise Title  
 128 Christie Purpura, Escrow Officer

129 Enterprise Title Agency a Division of Chicago Title Company, LLC

130  
 131 8 N. State Street, Suite 200  
 132 Painesville, OH 44077  
 133 440-942-7352 (ext 5321) Fax 440-942-7357

134 christie.purpura@enterprisetitle.com

135 or contact my escrow coordinator, Patty Elkins

136 patty.elkins@enterprisetitle.com

137 or contact my escrow coordinator, Sarah McClintock

138 sarah.mcclintock@enterprisetitle.com  
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 163 outstanding) affecting the Real Estate except: \_\_\_\_\_.

164 If the Real Estate is subject to any such items listed above or any other restrictions/regulations known to Seller, Seller will, at  
 165 Seller's expense, provide Buyer with a current copy of documents affecting the real estate including, but not limited to, documents  
 166 recorded with the county, the Association Declaration, the Association's financial statements, Rules and Restrictions, schedule of  
 167

Buyer's Initials   Date / Time \_\_\_\_\_ Seller's Initials   Date / Time 12.29.22

168 monthly, annual and special assessments/fees, architectural standards (to the extent not included in the Rules and Restrictions), the  
 169 Bylaws and the Articles of Incorporation, Minutes for the previous 2 years, and other pertinent documents (collectively,  
 170 "Documents") within \_\_\_\_\_ calendar days beginning the day following the Contract Acceptance Date ("Document Delivery  
 171 Period"). Buyer shall have the right to disapprove of the Documents by delivering written notice of Buyer's disapproval to Seller  
 172 within \_\_\_\_\_ calendar days beginning the day following the actual delivery date within the Document Delivery Period  
 173 ("Disapproval Period"). If written notice of disapproval is delivered within the Disapproval Period, then this Contract shall become  
 174 null and void. Unless written notice is delivered within the Disapproval Period, Buyer shall be deemed to have approved the  
 175 Documents and waives the right to terminate the Contract based upon the terms and conditions of same. If Seller fails to provide  
 176 Documents as required, Buyer has the right to terminate the Contract within 3 days of the Document Delivery Period by providing  
 177 written notice to Seller of such termination. Seller agrees, as a condition to Closing, to secure, at Seller's expense, written approval  
 178 for this sale if required by the Documents. Seller, at Seller's expense, shall provide any letter of assessment required at Closing  
 179 by the lender and/or title company. Buyer shall be responsible for, and Seller shall reasonably assist, in obtaining any lender-  
 180 required documents from the association.

181 Buyer shall pay for all fees for documents required by the lender, including but not be limited to, application fees, association  
 182 questionnaire fees, appraisal fees, wire transfer fees, etc.

183 At the time of closing, Buyer shall pay for any initial capital infusion or advance dues/assessments required by the association and  
 184 related to the period of Buyer's ownership. Seller shall pay for any and all dues/assessments required by the association that shall  
 185 come due and payable prior to the date of Closing and related to the period of Seller's ownership. Any dues/assessments that relate  
 186 to a period of ownership for both, Buyer and Seller, shall be prorated at Closing. Seller shall also pay for the status letter and  
 187 account transfer fees (this shall include **any and all** administrative, association and/or management fees incurred as a result of the  
 188 sale and transfer of the real estate, regardless of how they are characterized by the association, including, but not limited to: new  
 189 account set-up fees, certification fees, transfer fees, administrative fees, etc.), Seller acknowledges that it is Seller's responsibility  
 190 to provide association contact information to the title company at least 14 calendar days prior to closing. Failure to do this may  
 191 result in additional charges to Seller. Any and all expedited service fees charged by the association/management company shall  
 192 be paid by Seller.

193 **10. MAINTENANCE:** Until physical possession is delivered to the Buyer, Seller shall continue to maintain the Real Estate,  
 194 including, but not limited to, the grounds and improvements thereon. Seller shall repair or replace any appliances, equipment or  
 195 systems currently in normal operating condition that fail prior to possession except: \_\_\_\_\_ no exceptions \_\_\_\_\_. Seller  
 196 further agrees that until physical possession is delivered to the Buyer, the Real Estate will be in as good condition as it is presently,  
 197 except for normal wear and casualty damage from perils insurable under a standard all risk policy. If, prior to Closing, the Real  
 198 Estate is damaged or destroyed by fire or other casualty, Buyer shall have the option to (a) proceed with the Closing, or (b) terminate  
 199 this Contract. While this Contract is pending, Seller shall not change any existing lease or enter into any new lease, nor make any  
 200 substantial alterations or repairs without the written consent of the Buyer. **Buyer and Seller agree that Buyer shall be provided**  
 201 **the opportunity to conduct a walk-through inspection of the Real Estate within 48 hours prior to Closing, solely for the**  
 202 **purpose of ascertaining that the Seller has maintained the Real Estate as required herein and has met all other contractual**  
 203 **obligations.** Upon Closing, Buyer shall become responsible for any risk of loss and for insurance for the Real Estate.

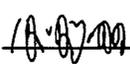
204 **11. HOME WARRANTY PROGRAM:** Buyer has been informed that home warranty programs may be available to provide  
 205 potential additional benefits to Buyer. Buyer  selects  does not select a home warranty to be provided by n/a \_\_\_\_\_  
 206 \_\_\_\_\_ (Home Warranty Company) and paid for by \_\_\_\_\_ at an  
 207 amount not to exceed \_\_\_\_\_.

208 **12. PROPERTY DISCLOSURE FORM:** Buyer  has  has not received the Ohio Residential Property Disclosure form  
 209 or  Seller represents and warrants that Seller is exempt from providing the Ohio Residential Property Disclosure (Ohio  
 210 REALTORS® Residential Property Disclosure Exemption Form attached).

211 **13. BUYER'S OFF-SITE ACKNOWLEDGEMENT:** Buyer acknowledges that Buyer has conducted any and all desired  
 212 investigations that are relevant to Buyer with regard to the municipality, zoning, school district, and legal use of the Real  
 213 Estate and conditions outside of the boundaries of the Real Estate, including but not limited to, crime statistics, registration  
 214 of sex offenders, noise levels (i.e., airports, interstates, environmental), availability and requirements and costs for delivery  
 215 of utilities (water/power/etc.), local regulations/development or any other issues of relevance to the Buyer and has verified  
 216 that the Real Estate is suitable for Buyer's intended use. Buyer assumes sole responsibility for researching such conditions.  
 217 Notwithstanding anything to the contrary, Seller makes no representations or warranties with regard to these conditions and the  
 218 use of the Real Estate. Buyer acknowledges that Buyer has been given the opportunity to conduct research pertaining to any and  
 219 all of the foregoing prior to execution of this Contract. Buyer is relying solely on Buyer's own research, assessment and inquiry  
 220 with local agencies and is not relying, and has not relied, on Seller or any REALTOR® involved in this transaction.

221 **14. REAL ESTATE INSPECTION CONTINGENCY: BUYER ACKNOWLEDGES THAT BUYER HAS BEEN**  
 222 **ADVISED BY REALTOR® TO CONDUCT INSPECTIONS OF THE REAL ESTATE THAT ARE OF CONCERN TO**  
 223 **BUYER AND HAS BEEN PROVIDED THE OPPORTUNITY TO MAKE THIS CONTRACT CONTINGENT UPON**  
 224 **THE RESULTS OF SUCH INSPECTION(S).**

225 The Buyer, at Buyer's expense, has the option to have the Real Estate inspected by Ohio licensed home inspectors and/or other  
 226 professionals qualified to perform assessments and services in a specific area of expertise. Inspections regarding the physical

Buyer's Initials   Date / Time \_\_\_\_\_ Seller's Initials   Date / Time 

227 condition, insurability and cost of a casualty insurance policy(ies), boundaries, and use of the Real Estate shall be the sole
228 responsibility of the Buyer. Buyer is relying solely upon Buyer's examination of the Real Estate (personally or by Buyer's
229 inspectors and/or contractors), the Seller's representations and certifications, including those made herein, under the Ohio
230 Residential Property Disclosure, and under the Lead Based Paint Disclosure, if any. During the Inspection Period, Buyer
231 and Buyer's inspectors and contractors shall be permitted access to the Real Estate at reasonable times and upon
232 reasonable notice, and such persons shall be permitted to take photographic or video imagery of areas of the Real Estate
233 for use in reporting and further examination of its condition.

234 Buyer shall be responsible for any damage to the real estate caused by Buyer or Buyer's inspectors or contractors, which
235 repairs shall be completed in a timely and workmanlike manner at Buyer's expense.

236 Buyer understands and agrees that the inspection report(s) are not to be considered a list of required repairs and/or
237 corrections to the Real Estate. Buyer understands that the inspection report(s) may include notes which are for
238 informational purposes only and do not reflect the condition of the Real Estate. Buyer agrees that Seller is not required to
239 bring the Real Estate improvements up to the standards of current building code(s) that are now applicable in the area
240 where the Real Estate is located. Buyer understands that, except as may be further agreed in writing, Seller is not required
241 to make any corrections that may be noted in the inspection report(s).

242 Buyer [X] has [ ] has not received the Seller's disclosure of any lead-based paint or lead-based paint hazards known to Seller on
243 the Real Estate, OR [ ] N/A for unimproved properties or for improved properties built 1978 or later.

244 Buyer [X] has [ ] has not [ ] not applicable received the pamphlet "Protect Your Family From Lead in Your Home"
245 Notwithstanding anything to the contrary herein, certain loan types may require certain inspection(s). If so required, Buyer
246 and Seller agree to comply with the lender's requirements.

247 [X] BUYER WAIVES THE RIGHT TO CONDUCT ANY AND ALL REAL ESTATE INSPECTIONS.

248 [ ] BUYER ELECTS TO CONDUCT LIMITED INSPECTION OF THE REAL ESTATE. Buyer's inspection contingency
249 is limited to inspection of ONLY the following: [ ] Termite and wood-boring insects, [ ] Lead-Based Paint [ ] Other: \_\_\_\_\_
250 \_\_\_\_\_

251 [ ] BUYER ELECTS TO CONDUCT FULL INSPECTION OF THE REAL ESTATE. Buyer's inspection contingency is
252 unlimited in scope. Buyer may, but shall not be required to, conduct an inspection of any and all qualities, conditions and aspects of the
253 Real Estate, its land, and its improvements. By way of example, this shall include, but shall not be limited to: survey, fixtures, operating
254 systems, air conditioning, heating, roofing, pool, water quality/quantity, structural integrity, well, septic system, cistern, plumbing,
255 fireplace, mold, electrical, asbestos, radon, infestations, termite and wood-boring insects, lead-based paint, tree(s) quality and condition.

256 In accordance with Buyer's above election:

257 A. Buyer shall have a period of \_\_\_\_\_ calendar days (the "Inspection Period,") beginning on the day following
258 the Contract Acceptance Date, to conduct and complete any and all inspections of the Real Estate. Prior to the end of the
259 Inspection Period, Buyer shall:

260 i. Provide to Seller a signed, written request for Seller to correct any material conditions or matters adversely affecting
261 the Real Estate (the "Defect Notice".) The Defect Notice shall identify the conditions to which Buyer is requesting
262 correction by Seller, and shall include the relevant portion(s) of the inspection report(s) which describe the conditions
263 to be corrected. Buyer agrees that minor, routine maintenance and cosmetic items are not to be considered
264 material and Buyer may not object to these in the Defect Notice.

265 OR

266 ii. Provide to Seller a signed, written notice of Buyer's satisfaction with the quality and condition of all aspects of the
267 Real Estate, its land, and its improvements (the "Notice of Satisfaction".)

268 DELIVERY OF EITHER NOTICE IN THIS SECTION 14.A. SHALL DESIGNATE THE END OF THE
269 INSPECTION PERIOD. IN THE EVENT THAT BUYER SHALL FAIL TO TIMELY PROVIDE ANY
270 REQUIRED, WRITTEN NOTICE TO SELLER, BUYER SHALL BE DEEMED TO HAVE WAIVED ANY
271 FURTHER INSPECTIONS AND TO HAVE PROVIDED A NOTICE OF SATISFACTION TO SELLER.

272 B. In the event that Buyer has timely delivered to Seller a Defect Notice, Seller shall have a period of up to \_\_\_\_\_ calendar
273 days (the "Consideration Period,") beginning on the day following the delivery of the Defect Notice, to evaluate Buyer's
274 request for correction(s). Prior to the end of the Consideration Period, Seller shall:

275 i. Provide to Buyer a signed, written agreement to correct all defects in the manner detailed and requested in Buyer's Defect Notice;

276 OR

277 ii. Provide to Buyer a signed, written counter-offer detailing Seller's agreement, if any, to correct defects identified in
278 Buyer's Defect Notice. Seller shall deliver such counter-offer even if Seller is not agreeing to correct any defects.

Buyer's Initials [Signature] [Signature] Date / Time \_\_\_\_\_ Seller's Initials [Signature] [ ] Date / Time [Signature]

279 DELIVERY OF EITHER NOTICE IN THIS SECTION 14.B. SHALL DESIGNATE THE END OF THE
280 CONSIDERATION PERIOD. IN THE EVENT THAT SELLER SHALL FAIL TO TIMELY PROVIDE ANY
281 REQUIRED, WRITTEN NOTICE TO BUYER, SELLER SHALL BE DEEMED TO HAVE AGREED TO
282 CORRECT DEFECTS IN THE MANNER DETAILED AND REQUESTED IN BUYER'S DEFECT NOTICE.

283 C. In the event that Seller has timely delivered to Buyer a written counter-offer under Section 14.B.ii., the parties shall have
284 up to \_\_\_\_\_ calendar days (the "Settlement Period,") beginning on the day following the delivery of such counter-
285 offer, to reach a mutual, signed, written agreement detailing Seller's correction of defects, if any.

286 DELIVERY OF ANY MUTUALLY SIGNED, WRITTEN AND ACCEPTED COUNTER-OFFER FOR
287 CORRECTION OF DEFECTS (OR FOR NO CORRECTION OF DEFECTS) DURING THE SETTLEMENT
288 PERIOD SHALL END THE SETTLEMENT PERIOD. IN THE EVENT THAT THE PARTIES FAIL TO REACH
289 A MUTUAL, SIGNED, WRITTEN AGREEMENT UNDER THIS SECTION 14.C., THIS CONTRACT SHALL
290 AUTOMATICALLY TERMINATE.

291 D. Notwithstanding the forgoing, this Section 14.D. provides limited circumstances in which a Buyer may elect to not provide
292 a Defect Notice to Seller, and may unilaterally terminate this Contract without further opportunity for Seller's correction of
293 defect(s). In the event that Buyer's inspections reveal Real Estate condition(s), which conditions were not disclosed by
294 Seller prior to the Contract Acceptance Date and that evidence one or more of the following, specific matters: conditions
295 adversely affecting the structural integrity of the building(s), the presence of asbestos, the presence of lead-based paint, the
296 presence of any other Hazardous Materials (as defined below), and/or Other: \_\_\_\_\_,
297 and Buyer does not wish to provide Defect Notice to Seller in accordance with Section 14.A., then prior to the end of the
298 Inspection Period, Buyer shall deliver to Seller signed, written notification of Buyer's election to terminate the Contract (the
299 "Contract Termination Notice"), which Contract Termination Notice shall also identify the specific condition, together with
300 the relevant portion of Buyer's inspection report(s) evidencing the existence of such condition. Upon timely delivery to
301 Seller of the Contract Termination Notice, this Contract shall be terminated.

302 For purposes of this subsection D, "Hazardous Materials" means: (a) substances defined as "hazardous substances," "hazardous
303 materials," or "toxic substances" under federal, state or local law; (b) asbestos and any form of urea formaldehyde foam
304 insulation, transformers or other equipment which contain dielectric fluid or other fluids containing levels of
305 polychlorinated biphenyls; and (c) any other chemical, material or substance, exposure to which is prohibited, limited or
306 regulated by any governmental authority and poses a hazard to the health or safety of the occupants of the Real Estate.

307 15. PROPERTY SURVEY: Buyer acknowledges that it is Buyer's responsibility to confirm the location of the boundary lines
308 and/or to confirm the location of the improvements upon the Real Estate relative to such boundary lines, setback lines and/or
309 easements. Buyer, at Buyer's expense, shall obtain any survey of the Real Estate desired by Buyer and/or required by Buyer's
310 lender. If Buyer desires for Buyer's obligations under this Contract to be contingent upon Buyer's satisfactory review of
311 evidence of survey, Buyer must complete any desired survey and proceed in accordance with the timelines and process
312 stated Section 14., herein. (Note: Any survey evidence required by lender is not subject to Buyer's Inspection contingency
313 and may still impact lender's terms and conditions to lend.)

314 16. PROPERTY INSURANCE VERIFICATION CONTINGENCY: Buyer(s) acknowledges that it is Buyer's sole
315 responsibility to make inquiries and to confirm availability and cost of any and all policy(ies) of insurance reasonably desired by
316 Buyer and/or required by Buyer's lender, including, but not limited to, hazard, flood and personal property insurance. BUYER IS
317 RELYING ON BUYER'S OWN UNDERSTANDING OF INSURANCE TO BE OBTAINED. Buyer shall have Fourteen
318 (14) calendar days beginning the day following the Contract Acceptance Date to confirm that such insurance policy(ies) is/are
319 available and that the cost is acceptable to Buyer and Buyer's lender. If Buyer cannot obtain such policy(ies) and/or if the cost is
320 not acceptable to Buyer or Buyer's lender, then Buyer shall have the right to terminate this Contract by providing written
321 notification to Seller before the expiration of this Fourteen (14) calendar day period. If Buyer does not timely deliver to Seller a
322 written notice of termination, this contingency shall be waived.

323 17. SELLER'S COOPERATION: Seller agrees to make the Real Estate available, at reasonable hours, for access by licensed
324 real estate agents/brokers and Buyer, Buyer's inspectors, licensed appraisers and other authorized parties as required in order to
325 satisfy the terms of the Contract. Seller shall have ALL utilities servicing the Real Estate on during the pendency of this
326 Contract. Buyer acknowledges that Buyer is not authorized to be present on the Real Estate without a licensed real estate
327 agent unless prior, express, written authorization is obtained from the Seller.

328 18. OTHER CONTINGENCIES/AGREEMENTS:
329  See attached Addenda which are signed by all parties and incorporated into this Contract: see addendum A attached

330 \_\_\_\_\_
331 hereto and made a part hereof

332 \_\_\_\_\_
333 \_\_\_\_\_
334 \_\_\_\_\_
335 \_\_\_\_\_

RHL 12/29/22 1:15 PM EST dotloop verified
GMC 12/29/22 12:17 PM EST dotloop verified

Handwritten initials and date: WS 12/29/22

Buyer's Initials RHL GMC Date / Time Seller's Initials WS Date / Time

336 **19. TITLE INSURANCE:** Title insurance is designed to protect the policyholder of such title insurance for covered losses  
337 caused by defects in title (ownership) to the Real Estate that are in existence on the date and time the policy of title insurance  
338 is issued. Title insurance is different from casualty or liability insurance. Buyer is encouraged to inquire about the benefits of  
339 owner's title insurance from a title insurance agency or provider. **An Owner's Policy of Title Insurance, while not required,  
340 is recommended. A Lender's Policy of Title Insurance, if required by the mortgage lender, does not provide protection  
341 to the Buyer.** Buyer acknowledges that it is Buyer's sole responsibility to make inquiries with regard to owner's title insurance  
342 prior to Closing.

343 1)  Buyer **does not** select an Owner's Policy of Title Insurance at this time. Buyer may have the ability to obtain an Owner's  
344 Policy of Title Insurance on or after the time of closing, but any decision to obtain an Owner's Policy of Title Insurance after  
345 the date of Contract Acceptance shall be at Buyer's sole cost and expense and Buyer acknowledges that certain title premium  
346 discounts that are available at the time of closing will not be available when an Owner's Policy of Title Insurance is purchased  
347 at a later time.

348 2)  **Buyer does select an Owner's Policy of Title Insurance, and:**

349 a)  Buyer selects an Owner's Policy of Title Insurance at Buyer's expense.

350 b)  Seller shall pay an amount not to exceed \$300 towards the purchase of an Owner's Policy of Title Insurance and Buyer  
351 shall be responsible for payment of the balance of the Owner's Policy of Title Insurance premium.  
352

353 c)  Seller shall pay the entire cost of an Owner's Policy of Title Insurance premium. When issued in connection with a  
354 lender's policy, seller shall pay the difference between lender and owner's policy including any simultaneous issue fees.

355 **Seller's agreement to pay any amount toward the purchase of an Owner's Policy of Title Insurance shall only apply to**  
356 **Buyer's election to purchase this policy at the time of closing.**

357 **20. PRORATIONS OF REAL ESTATE TAXES AND ASSESSMENTS:** Tax bills in Ohio are billed a full year in arrears.  
358 Buyer shall be responsible for any and all property tax bills that come due and payable in the next, semi-annual period that begins  
359 after the date of closing, including bills that relate to a period of ownership prior to Buyer's purchase. At Closing, Seller shall pay  
360 or credit on the settlement statement (a) all real estate taxes and assessments, including, but not limited to, penalties and interest,  
361 which became due and payable prior to and in the semi-annual period in which the Closing occurs, (b) a pro rata share, calculated  
362 as of the closing date in the manner set forth below, of the real estate taxes and assessments becoming due and payable after the  
363 closing, and (c) the amount of any agricultural tax savings accrued as of the Closing date which would be subject to recoupment  
364 if the Real Estate were converted to a non-agricultural use (whether or not such conversion actually occurs), unless Buyer has  
365 indicated that Buyer is acquiring the Real Estate for agricultural purposes.

366  If checked, Buyer hereby states that Buyer will use Real Estate for agricultural purposes and expressly waives Seller's payment  
367 to Buyer of the estimated agricultural tax savings subject to CAUV recoupment.

368 **TAX PRORATIONS:** Unless otherwise stated herein, all tax prorations shall be final at Closing. All prorations of real estate taxes  
369 shall be based upon the most recent available tax rates, assessments and valuations based upon the assessment method used by the  
370 county in which the Real Estate is located. It is the intent of the Seller and Buyer that each shall pay the real estate expenses as  
371 follows:

372 Seller's share is based upon the taxes and assessments which are a lien for the year of the Closing. Long Proration Method - Seller pays  
373 entire taxes due which cover the tax period(s) up to the date of Closing.

374  Short Proration Method: **ONLY CHECK THIS BOX IF THE SHORT PRORATION METHOD IS USED** - Seller's share  
375 shall be calculated as of the date of Closing, based upon the amount of the annual taxes (as determined by the most recently  
376 assessed tax amounts) to establish a daily rate of taxes and then multiplying the daily rate by the number of days from the first  
377 day of the current, semi-annual tax period to the date of Closing. If checked, the Short Proration Method shall be applicable and  
378 shall supersede the provision to use the Long Proration Method.

379 **ASSESSMENTS:** Any special assessments are payable in a single annual installment and shall be prorated based upon the  
380 assessment method selected above. Seller and Buyer acknowledge that actual bills received by Buyer after Closing for real  
381 estate taxes and assessments may differ from the amounts prorated at Closing. However, all Closing prorations shall be final,  
382 except for the following (if applicable): (i.e., tax abated property, new construction, etc.) no exceptions

383 \_\_\_\_\_ . Buyer shall assume responsibility for above items upon Closing.

384 **NEW CONSTRUCTION:** The Real Estate may contain a newly-constructed residence which at the time of Closing does not yet  
385 appear on the most recent official tax duplicate available, so that the tax bill prorated at the Closing shows taxes for only the vacant  
386 or partially improved land. Seller agrees that Seller is responsible for the amount of all real estate taxes assessed for the land and  
387 the residence through the date of Closing, regardless of when assessed, and if one or more tax bills are issued after the Closing  
388 which show taxes which were not prorated by Seller and Buyer at the Closing, Seller shall immediately pay the additional  
389 appropriate prorated amount to Buyer upon delivery by Buyer of the new tax bill(s). This provision shall survive the Closing and  
390 delivery of the deed, and the REALTOR® shall not be responsible for enforcement of this provision. Buyer shall be solely  
391 responsible for inquiring about and determining any tax credits or abatements available to the Real Estate.

Buyer's Initials  Date / Time \_\_\_\_\_ Seller's Initials   Date / Time 10/27/20



21. OTHER PRORATIONS: It is the intent of the Seller and Buyer that each shall pay the real estate expenses listed in (a) and (b) below due for the period of time that each owns the Real Estate. There shall be prorated between Seller and Buyer as of Closing: (a) homeowner/condominium association assessments and other charges imposed by the association under the terms of the Association/Condominium Documents, if applicable, as shown on the most recent official Association statement available as of the date of Closing, and/or, (b) rents and operating expenses if the Real Estate is rented to tenants. Security and/or damage deposits held by Seller shall be transferred to Buyer at Closing without proration. Seller and Buyer acknowledge that prorations are based on the information provided at closing and that actual amounts charged and/or collected for prorated items may differ; however, all Closing prorations shall be final.

22. CONVEYANCE AND CLOSING: Closing services will be provided by title company designated by Buyer: Enterprise Title Agency (title company name and phone number). Title company and/or its attorney(s) do not represent either Buyer or Seller. If Buyer or Seller desires legal representation, they shall hire their own attorney. Both Buyer and Seller agree to execute all documents required by the closing/escrow agent. At Closing, Seller shall be responsible for transfer taxes/conveyance fees, Condominium or HOA transfer fees (this shall include any and all administrative, association and/or management fees incurred as a result of the sale of the real estate, including, but not limited to: new account set-up fees, certification fees, transfer fees, etc.), cost of acquiring HOA status letters, or any documents required by the HOA to facilitate the transfer of the real estate, deed preparation, title company settlement fees chargeable to Seller, the cost of removing or discharging any defect, lien or encumbrance required for conveyance of the Real Estate as required by this Contract; and shall convey marketable title (as determined with reference to the Ohio State Bar Association Standards of Title Examination) to the Real Estate by recordable and transferable deed of general warranty or fiduciary deed, if applicable, in fee simple absolute, with release of dower. Title shall be free, clear and unencumbered as of Closing, with the exception of the following, if applicable: (1) covenants, conditions, restrictions and easements of record, (2) legal highways, (3) any mortgage expressly assumed by Buyer and agreed to by Seller's current lender in writing, (4) all installments of taxes and assessments becoming due and payable after Closing, (5) zoning and other laws, (6) homeowner/condominium association fees becoming due and payable after Closing, and (7) the following assessments (certified or otherwise): those of public record. Seller shall have the right at Closing to pay out of the Purchase Price any and all encumbrances or liens.

Date of Closing shall be within 10 days from court approval, or as mutually agreed by the parties. Notwithstanding anything to the contrary, in the event that Buyer and Seller are proceeding in good faith performance under this Contract and Closing cannot occur due to occurrence or circumstance out of the direct control of either party, the Date of Closing shall be extended for a period of up to 7 calendar days. Unless otherwise agreed, such extension shall extend the terms of Possession and Occupancy by an equal number of days as Closing was extended.

Make deed to: Radiate Homes, LLC

23. POSSESSION AND OCCUPANCY: Subject to rights of tenants, possession/occupancy shall be given 1) [X] at Closing or 2) [ ] on or before 01/31/2023 o'clock [ ] (A.M.) [ ] (P.M.) [ ] (Noon) EASTERN/DAYLIGHT STANDARD TIME on Or sooner (date), or such earlier possession/occupancy date that the Seller so notifies the Buyer.

Until such time, Seller shall have the right of possession/occupancy free of rent, unless otherwise specified, but shall pay for all utilities used. Seller shall order final meter readings to be made as of the occupancy date for all utilities serving the Real Estate and Seller shall pay for all final bills rendered from such meter readings. Seller shall provide all keys, door openers, and information for items that require codes/programming no later than the time of occupancy. Seller acknowledges and agrees that prior to Buyer taking possession of the Real Estate, Seller shall remove all personal possessions not included in this Contract and shall remove all debris. If Seller fails to vacate as agreed in this Contract or any attached post-closing occupancy agreement, Seller shall be responsible for all additional expenses, including attorney's fees, incurred by Buyer to take possession as a result of Seller's failure to vacate. This provision shall survive the Closing and delivery of the deed, and the REALTOR® shall not be responsible for enforcement of this provision.

24. AGENCY DISCLOSURES: Buyer and Seller acknowledge having reviewed the state-mandated agency disclosure statement(s).

25. COMPANY SPECIFIC PROVISIONS:

26. M.L.S. AND PUBLIC RECORD ACKNOWLEDGEMENT: Seller and Buyer acknowledge that REALTOR® shall disclose this sales information to any Multiple Listing Service to which REALTOR® is a member and that disclosure by M.L.S. to other M.L.S. participants, affiliates, governmental agencies or other sources authorized to receive M.L.S. information shall be made. Seller and Buyer acknowledge that sales information is public record and may be accessed and used by entities, both public and private, without the consent of the parties. Seller and Buyer authorize REALTOR® to disclose financing settlement charges paid by Seller and other concession data upon inquiry by other real estate professionals and to any authorized database, as applicable, to the extent necessary to establish accurate market value.

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449 **27. SOLE CONTRACT:** The parties agree that this Contract constitutes their entire agreement and no oral or implied  
450 agreement exists. **ANY SUBSEQUENT CONDITIONS, AMENDMENTS AND/OR OTHER MODIFICATIONS TO**  
451 **THIS CONTRACT SHALL NOT BE VALID AND BINDING UPON THE PARTIES UNLESS IN WRITING AND**  
452 **SIGNED BY ALL PARTIES, UPON WHICH SUCH WRITTEN AGREEMENT SHALL BECOME AN INTEGRAL**  
453 **PART OF THE CONTRACT.** This Contract shall be binding upon the parties, their heirs, administrators, executors,  
454 successors and assigns.

455 This Contract may be executed in counterparts, each of which shall be deemed an original, but all of which, taken together,  
456 shall constitute one and the same instrument. Faxes and Internet transmissions are an acceptable method of communication for  
457 physical delivery of the Contract, addenda(s) and notifications in this transaction and shall be binding upon the parties.

458 **28. GENERAL TERMS:** This Contract shall be interpreted and construed in accordance with the laws of the State of Ohio. Any  
459 and all Seller certifications, representations and/or warranties contained herein shall survive the actual date of closing for a period  
460 of One (1) year. If any provision of this agreement shall be deemed unenforceable by a court of law, this agreement shall be  
461 deemed modified only to the extent of such unenforceable provision(s) and the remainder of the agreement shall remain in full  
462 force and effect.

463 **29. SELLER NON-FOREIGN STATUS.** Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real  
464 property interest must, under certain circumstances, withhold tax if the transferor is a foreign person. If Seller is a foreign  
465 person (as that term is defined in the Internal Revenue Code and Income Tax Regulations), Seller acknowledges and agrees  
466 that at the time of Closing, Buyer may require tax withholding from Seller's proceeds up to the maximum amount permitted  
467 by law.

468 **30. ELECTRONIC SIGNATURES:** Manual or electronic signatures on contract documents, transmitted in original, facsimile  
469 or electronic format shall be valid for purposes of this Contract and any amendments, addendums or notices to be delivered in  
470 connection with this Contract.

471 **31. INDEMNITY:** Seller and Buyer recognize that the REALTORS® involved in the sale are relying on all information  
472 provided herein or supplied by Seller or Seller's sources and Buyer and Buyer's sources in connection with the Real Estate, and  
473 agree to indemnify and hold harmless the REALTORS®, their agents and employees from any claims, demands, damages,  
474 lawsuits, liabilities, costs and expenses (including reasonable attorney's fees) arising out of any referrals, misrepresentation or  
475 concealment of facts by Seller or Seller's sources and/or Buyer and Buyer's sources.

476 **32. ELECTRONIC/WIRE FRAUD:** Email is **not** always secure or confidential. Never respond to a request that you send  
477 funds or nonpublic personal information, such as credit card or debit card numbers or bank account and/or routing numbers  
478 without first verifying the identity of the person requesting the information. If you receive an email message concerning a  
479 transaction and the email requests that you send funds or provide nonpublic personal information, **do not respond** to the email  
480 before verifying the identity of the person requesting the information and immediately contact the known individual/entity with  
481 whom you have an established relationship using a separate verified method of communication to determine/notify of suspected  
482 email fraud. **Only send nonpublic personal information to a verified and authorized recipient, and via secure methods**  
483 **of communication.**

484 **33. ACKNOWLEDGMENT:** Buyer and Seller acknowledge that any questions regarding legal liability with regard to any provision  
485 in this Contract, accompanying disclosure forms and addendums or with regard to Buyer's/Seller's obligations as set forth in this Contract  
486 must be directed to Buyer's/Seller's attorney. In the event the Broker provides to Buyer or Seller names of companies or sources for  
487 such advice and assistance, the parties additionally acknowledge and agree that the Broker does not warrant, guarantee, or endorse the  
488 services and/or products of such companies or sources.

489 **34. CONTRACT ACCEPTANCE DATE:** As used herein, the Contract Acceptance Date shall be defined as the date on which  
490 all provisions of the Contract have been accepted and agreed by all parties to the Contract, and the document reflecting the final  
491 signatures of acceptance has been physically delivered to the other party ("Contract Acceptance Date"). **Contract performance**  
492 **dates and contingencies in the Contract shall commence the day following Contract Acceptance Date.**

493 **35. EXPIRATION:** This offer is void if not accepted in writing on this Contract form, with this form physically delivered to  
494 Buyer on or before 5:00 o'clock  (A.M.)  (P.M.)  (Noon) EASTERN/DAYLIGHT STANDARD TIME  
495 12/30/2022 (date).

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.

Buyer's Initials



Date / Time \_\_\_\_\_

Seller's Initials



Date / Time

12/29/22

496 36. BUYER CERTIFICATION: Buyer certifies and warrants that the signatory(ies) below has/have full authority to enter into
497 this agreement and that any and all additional signatories, spouse\* or otherwise, who are necessary in order to purchase the property
498 or obtain lender financing for the Real Estate purchase have expressly agreed to sign such required purchase and/or financing
499 documents. (\*Dower or other spousal rights may require signature of spouse even if spouse is not on loan or title deed.)

Radiate Homes, LLC
Print Buyer's Name
Gabriela Maria Cerrillo Trevino
Print Buyer's Name

Signature of Buyer or authorized party Date/Time
Signature of Buyer or authorized party Date/Time

Buyer's Address 10911 Yorkway Lane Cincinnati OH 45249

500 37. ACTION AND CERTIFICATION BY SELLER: The undersigned Seller has read and fully understands the foregoing
501 offer. Seller certifies and warrants that the signatory(ies) below are all of the title owners and each has/have full authority to enter
502 into this Contract and that any and all additional signatories, spouse\* or otherwise, who are necessary in order to convey the Real
503 Estate, have expressly agreed to sign such required purchase and/or financing documents. (\*Dower or other spousal rights may
504 require signature of spouse even if spouse is not on title deed.)

505 List all persons or entities, including yourself, who own any portion of the Real Estate and/or have an ownership interest in the
506 Real Estate (dower/ownership rights) and/or the names of the individuals whose signature is necessary in order to convey the real
507 estate:

508 . In the event of power of attorney, trust, corporation,
509 limited liability company, inheritance or other right to transfer, documentation of authority to convey the Real Estate shall be
510 provided to the title company/settlement agent upon request.

511 Seller hereby:
512 [X] accepts said offer and agrees to convey the Real Estate according to the above terms and conditions,
513 [ ] rejects said offer, or
514 [ ] counteroffers according to the above modifications initialed and dated by Seller, which counteroffer shall become null and
515 void if not accepted in writing on this Contract form, with this form physically delivered to Seller or Seller's agent on or before
516 o'clock [ ] (A.M.) [ ] (P.M.) [ ] (Noon) EASTERN/DAYLIGHT STANDARD TIME (Date).

Charlie Dottore, Agent for
Receiver

Signature of Seller or authorized party Date/Time

Seller: Mark Dottore, Receiver for Aem Services LLC
matter of Long v. The AEM Services, LLC, et al. Summit County Court of Common Pleas Case No. CV-2022-05-1754

Print Seller's Name

Signature of Seller or authorized party Date/Time

Seller's Address 2344 Canal Road, Cleveland OH 44113

[ALL OWNERS AND SPOUSES OF OWNERS MUST SIGN.]

THE INFORMATION PROVIDED BELOW IS FOR ADMINISTRATIVE PROCESSING

CONTRACT ACCEPTANCE DATE (DATE OF DELIVERY OF FINAL SIGNATURES): (Date/Time)
Note: Until acceptance of final offer/counter-offer has been physically delivered to the other party, either party may rescind their offer/counteroffer. Therefore, delivery of final contract to other party is to be made as soon as possible on the date of final signature(s).

RECEIPT OF EARNEST MONEY DEPOSIT: Failure to provide written verification as provided in Section 3 of the Contract to Purchase may result in Seller's termination of the Contract.
I hereby certify receipt of Earnest Money ( [ ] check/money order # , [ ] wire/electronic transfer # , [ ] cash, [ ] other ) in the amount of \$2,000.00 .
I further certify that the funds shall be submitted for deposit in accordance with Ohio law and acknowledge that failure to deposit in a timely manner is a violation of license law.
Print REALTOR's Name/Firm REALTOR's Signature Date/Time

**THE INFORMATION BELOW IS REQUIRED FOR MLS, TITLE, LENDER AND ADMINISTRATIVE PROCESSING**

The signatories below grant permission to the settlement agent to provide to their respective Real Estate Broker or their authorized Sales Associates, copies of the Closing Disclosure and the Settlement Statement for review prior to Closing.

[Signature]  
Seller's Signature \_\_\_\_\_ Date/Time \_\_\_\_\_  
[Signature]  
Seller's Signature \_\_\_\_\_ Date/Time \_\_\_\_\_

Radiate Homes, LLC  
Buyer's Signature \_\_\_\_\_ Date/Time \_\_\_\_\_  
Gabriela Maria Cervillo Trevino  
Buyer's Signature \_\_\_\_\_ Date/Time \_\_\_\_\_

SELLING/BUYER'S REALTOR® Firm: Coldwell Banker Realty  
Address 2721 Erie Avenue Cincinnati Ohio 45208  
Broker Firm State License Number 2008002470 Broker Firm MLS ID SHEL88  
Contact (Agent) Name Doug Spitz  
Contact (Agent) State License Number 2007004784 Agent MLS Number \_\_\_\_\_  
Contact (Agent) Email and Phone doug.spitz@cbws.com 513-616-3798  
(Principal) Broker Name Newton Burris  
Close Transaction under Team Leader in MLS  yes  no  
Team Name: DWELL513 Team Leader: Doug Spitz MLS ID: 274784

LISTING/SELLER'S REALTOR® Firm: Berkshire Hathaway Home Services Professional Realty  
Address 8280 Yankee Road, Centerville OH 45459  
Broker Firm State License Number 2011002366 Broker Firm MLS ID RESZ01  
Contact (Agent) Name Michelle McBride  
Contact (Agent) State License Number 2013001996 Agent MLS Number 211996  
Contact (Agent) Email and Phone Michelle McBride 513-835-5359 / David Sarver 216-214-0221  
(Principal) Broker Name David Musari  
Close Transaction under Team Leader in MLS  yes  no  
Team Name: \_\_\_\_\_ Team Leader: \_\_\_\_\_ MLS ID: \_\_\_\_\_

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

**Lead Warning Statement**

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

**Seller's Disclosure**

- (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
- (i)  Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
  - (ii)  Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the seller (check (i) or (ii) below):
- (i)  Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
  - (ii)  Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**Purchaser's Acknowledgment (initial)**

- (c)  Purchaser has received copies of all information listed above.
- (d)  Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- (e) Purchaser has (check (i) or (ii) below):
  - (i)  received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
  - (ii)  waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

**Agent's Acknowledgment (initial)**

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



**Certification of Accuracy**

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

Seller <span style="float: right;">Date</span>	Seller <span style="float: right;">Date</span>
Purchaser <span style="float: right;">Date</span> <small>dotloop verified 08/15/22 10:05 AM EDT OCJ-KSJK-1MHR-HYTD</small>	Purchaser <span style="float: right;">Date</span> <small>dotloop verified 12/29/22 1:15 PM EST 63KF-CMZO-BD31-U9DT</small>
Agent <span style="float: right;">Date</span> 	Agent <span style="float: right;">Date</span>

# Residential Property Disclosure Exemption Form



### To Be Completed By Owner

Property Address:

1318 Knowlton Street, Cincinnati OH 45223

Owner's Name(s):

Mark Dottore, Receiver for AEM Services LLC

Seller: Mark Dottore, Receiver for Aem Services LLC  
matter of Long v. The AEM Services, LLC, et al, Summit County Court of Common Pleas Case No. CV-2022-05-1754

Ohio law requires owners of residential real estate (1-4 family) to complete and provide to the buyer a Residential Property Disclosure Form disclosing certain conditions and information concerning the property known by the owner. The Residential Property Disclosure Form requirement applies to most, but not all, transfers or sales of residential property.

Listed below are the most common transfers that are exempt from the Residential Property Disclosure Form requirement.

The owner states that the exemption marked below is a true and accurate statement regarding the proposed transfer:

- (1) A transfer pursuant to a court order, such as probate or bankruptcy court;
- (2) A transfer by a lender who has acquired the property by deed in lieu of foreclosure;
- (3) A transfer by an executor, a guardian, a conservator, or a trustee;
- (4) A transfer of new construction that has never been lived in;
- (5) A transfer to a buyer who has lived in the property for at least one year immediately prior to the sale;
- (6) A transfer from an owner who both has inherited the property and has not lived in the property within one year immediately prior to the sale;
- (7) A transfer where either the owner or buyer is a government entity.

**ALTHOUGH A TRANSACTION MAY BE EXEMPT FOR THE REASON STATED ABOVE, THE OWNER MAY STILL HAVE A LEGAL DUTY TO DISCLOSE ANY KNOWN LATENT DEFECTS OR MATERIAL FACTS TO THE BUYER.**

### OWNER'S CERTIFICATION

By signing below, I state that the proposed transfer is exempt from the Residential Property Disclosure Form requirement. I further state that no real estate licensee has advised me regarding the completion of this form. I understand that an attorney should be consulted with any questions regarding the Residential Property Disclosure Form requirement or my duty to disclose defects or other material facts.

Owner: [Signature] Date: 9.15.11

Owner: [Signature] Date: \_\_\_\_\_

*MARK IS NOT THE BUYER FOR AEM*

### BUYER'S ACKNOWLEDGEMENT

Potential buyers are encouraged to carefully inspect the property and to have the property professionally inspected. Buyer acknowledges that the buyer has read and received a copy of this form.

Buyer: Gabriela Maria Cerrillo Trevino dotloop verified 12/29/12 12:17 PM EST 8WV-E2B-VARY-02ME Radiate Homes, LLC dotloop verified 12/20/12 1:15 PM EST 0YEL-N2FG-0PWN-MJKV

Buyer: Gabriela Maria Cerrillo Trevino Date: \_\_\_\_\_

This is not a state mandated form. This form has been developed by the Ohio Association of REALTORS® for use by REALTORS® assisting owners in the sale of residential property. The exemptions noted above are not a complete list of the transfers exempt from the Residential Property Disclosure Form requirement. All exempted transfers are listed in ORC § 5302.30(B)(2). The Ohio Association of REALTORS® is not responsible for the use or misuse of this form.



The title and escrow provider shall be changed to Enterprise Title Agency.  
The escrow team is:  
Escrow Officer: Christie Purpura christie@enterprisetitle.com  
Escrow Coordinator: Patty Elkins patty@enterprisetitle.com & Sarah McClintoc sarah@enterprisetitle.com  
Enterprise Title Agency,  
a Division of Chicago Title Company, LLC  
8 North State Street Suite 200  
Painesville, OH 44077  
Phone: 440-942-7352 Ext. 5309  
Fax: 440-942-7357  
Email: anita@enterprisetitle.com

Dated: 12/23/2022 2022

Dated: 1/10/2023 2022

Radiate Homes LLC



or Assign

Mark E. Dottore, as Receiver in the

*Radiate Homes, LLC* dotloop verified  
12/23/22 2:57 PM EST  
CDJ8-EKLU-LJ5N-FKVK

Seller: Mark Dottore, Receiver for Aem Services LLC  
matter of Long v. The AEM Services, LLC, et al,  
Summit County Court of Common Pleas Case No. CV-2022-05-1754  
*As of 1/10/2023 by Westlaw*

*Gabriela Maria Cerrillo Trevino* dotloop verified  
12/29/22 12:17 PM EST  
ABYG-KPUD-EROK-6U6S

Gabriela Maria Cerrillo Trevino

rev 08-23-2022

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

**Lead Warning Statement**

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

**Seller's Disclosure**

- (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
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  - (ii)  Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the seller (check (i) or (ii) below):
- (i)  Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
  - (ii)  Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**Purchaser's Acknowledgment (initial)**

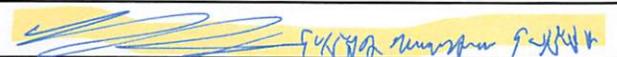
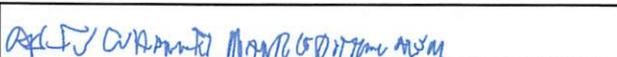
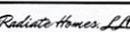
- (c)  Purchaser has received copies of all information listed above.
- (d)  Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- (e) Purchaser has (check (i) or (ii) below):
- (i)  received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
  - (ii)  waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

**Agent's Acknowledgment (initial)**

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

**Certification of Accuracy**

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

 Seller _____ Date _____	 Seller _____ Date _____
 Purchaser _____ Date _____	_____ Purchaser _____ Date _____
 Agent _____ Date _____	_____ Agent _____ Date _____

# Residential Property Disclosure Exemption Form



**To Be Completed By Owner**

Property Address:

1318 Knowlton Street, Cincinnati OH 45223

Owner's Name(s):

Mark Dottore, Receiver for AEM Services LLC

Ohio law requires owners of residential real estate (1-4 family) to complete and provide to the buyer a Residential Property Disclosure Form disclosing certain conditions and information concerning the property known by the owner. The Residential Property Disclosure Form requirement applies to most, but not all, transfers or sales of residential property.

Listed below are the most common transfers that are exempt from the Residential Property Disclosure Form requirement.

The owner states that the exemption marked below is a true and accurate statement regarding the proposed transfer:

- (1) A transfer pursuant to a court order, such as probate or bankruptcy court;
- (2) A transfer by a lender who has acquired the property by deed in lieu of foreclosure;
- (3) A transfer by an executor, a guardian, a conservator, or a trustee;
- (4) A transfer of new construction that has never been lived in;
- (5) A transfer to a buyer who has lived in the property for at least one year immediately prior to the sale;
- (6) A transfer from an owner who both has inherited the property and has not lived in the property within one year immediately prior to the sale;
- (7) A transfer where either the owner or buyer is a government entity.

**ALTHOUGH A TRANSACTION MAY BE EXEMPT FOR THE REASON STATED ABOVE, THE OWNER MAY STILL HAVE A LEGAL DUTY TO DISCLOSE ANY KNOWN LATENT DEFECTS OR MATERIAL FACTS TO THE BUYER.**

### OWNER'S CERTIFICATION

By signing below, I state that the proposed transfer is exempt from the Residential Property Disclosure Form requirement. I further state that no real estate licensee has advised me regarding the completion of this form. I understand that an attorney should be consulted with any questions regarding the Residential Property Disclosure Form requirement or my duty to disclose defects or other material facts.

Owner: [Signature] Date: 9.15.11

Owner: Mark Dottore Date: \_\_\_\_\_

*Mark is for the record for AEM*

### BUYER'S ACKNOWLEDGEMENT

Potential buyers are encouraged to carefully inspect the property and to have the property professionally inspected. Buyer acknowledges that the buyer has read and received a copy of this form.

Buyer: Redute Homes LLC Date: 12/23/2022

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

Signature verified  
12/23/22 2:57 PM EST  
LATH/M200/MLLD/PRZ

This is not a state mandated form. This form has been developed by the Ohio Association of REALTORS® for use by REALTORS® assisting owners in the sale of residential property. The exemptions noted above are not a complete list of the transfers exempt from the Residential Property Disclosure Form requirement. All exempted transfers are listed in ORC § 5302.30(B)(2). The Ohio Association of REALTORS® is not responsible for the use or misuse of this form.



# DUAL AGENCY

Ohio law permits a real estate agent and brokerage to represent both the seller and buyer in a real estate transaction as long as this is disclosed to both parties and they both agree. This is known as dual agency. As a dual agent, a real estate agent and brokerage represent two clients whose interests are, or at times could be, different or adverse. For this reason, the dual agent(s) may not be able to advocate on behalf of the client to the same extent the agent may have if the agent represented only one client.

**As a dual agent, the agent(s) and the brokerage shall:**

- Treat both clients honestly;
- Disclose latent (not readily observable) material defects to the purchaser, if known by the agent(s) or brokerage;
- Provide information regarding lenders, inspectors and other professionals, if requested;
- Provide market information available from a property listing service or public records, if requested;
- Prepare and present all offers and counteroffers at the direction of the parties;
- Assist both parties in completing the steps necessary to fulfill the terms of any contract, if requested.

**As a dual agent, the agent(s) and brokerage shall not:**

- Disclose information that is confidential, or would have an adverse effect on one party's position in the transaction, unless such disclosure is authorized by the client or required by law;
- Advocate or negotiate on behalf of either the buyer or seller;
- Suggest or recommend specific terms, including price, or disclose the terms or price a buyer is willing to offer or that a seller is willing to accept;
- Engage in conduct that is contrary to the instructions of either party and may not act in a biased manner on behalf of one party.

**Compensation:** Unless agreed otherwise, the brokerage will be compensated per the agency agreement.

**Management Level Licensees:** Generally the broker and managers in a brokerage also represent the interests of any buyer or seller represented by an agent affiliated with that brokerage. Therefore, if both buyer and seller are represented by agents in the same brokerage, the principal broker and manager are dual agents. There are two exceptions to this. The first is where the principal broker or manager is personally representing one of the parties. The second is where the principal broker or manager is selling or buying his own real estate. These exceptions only apply if there is another principal broker or manager to supervise the other agent involved in the transaction.

**Responsibilities of the Parties:** The duties of the agent and brokerage in a real estate transaction do not relieve the buyer and seller from the responsibility to protect their own interests. The buyer and seller are advised to carefully read all agreements to assure that they adequately express their understanding of the transaction. The agent and brokerage are qualified to advise on real estate matters. **IF LEGAL OR TAX ADVICE IS DESIRED, YOU SHOULD CONSULT THE APPROPRIATE PROFESSIONAL.**

**Consent:** By signing on the reverse side, you acknowledge that you have read and understand this form and are giving your voluntary, informed consent to the agency relationship disclosed. If you do not agree to the agent(s) and/or brokerage acting as a dual agent, you are not required to consent to this agreement and you may either request a separate agent in the brokerage to be appointed to represent your interests or you may terminate your agency relationship and obtain representation from another brokerage.

Any questions regarding the role or responsibilities of the brokerage or its agents should be directed to an attorney or to:



Ohio Department of Commerce  
Division of Real Estate & Professional Licensing  
77 S. High Street, 20th Floor  
Columbus, OH 43215-6133  
(614) 466-4100



## EXHIBIT B

File No.: 20220039PJR

PJR No.: PJR80793102

### PRELIMINARY JUDICIAL REPORT SCHEDULE A

#### Description of Land

Situated in the State of Ohio, County of Hamilton and in the City of Cincinnati:

That certain lot of ground, known and numbered as Lot Number 7 in subdivision of Lot Number 36 of a subdivision amongst the heirs of J.C. Ludlow, per commissioners, as recorded in Plat Book 2, Page 134 of the Hamilton County, Ohio records, said Lot Number 7 fronting twenty-five (25) feet on the north side of First (now Knowlton) Street and extending back one-hundred and fifty (150) feet and being the same premises conveyed to Wilhelm Pouly, deceased, by deed recorded in Deed Book 678, Page 46 of the Hamilton County, Ohio and the same property transferred to the grantor by Certificate of Transfer recorded in Deed Record 2309, page 152.

Parcel No. 221-0019-0165-00

For Informational Purposes Only:

Commonly known as 1318 Knowlton Street, Cincinnati, OH 45223

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

---

Preliminary Judicial Report  
Schedule A

File No.: 20220039PJR

**PRELIMINARY JUDICIAL REPORT  
SCHEDULE B**

The matters shown below are exceptions to this Preliminary Judicial Report and the Company assumes no liability arising therefrom.

1. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed bylaw and not shown in the public records.
2. Subject to easements, restrictions, reservations, covenants, conditions and leases of record.
3. Mortgage from The AEM Services, LLC to FTF Lending, LLC, a Delaware Limited Liability Company, covering caption premises, in the amount of \$172,000.00, dated April 27, 2021, recorded April 29, 2021, and recorded as Volume 14407, Page 8 of Hamilton County Records.
4. UCC Financing statement naming FTF Lending, LLC, as secured party, and The AEM Services, LLC, as debtor, filed April 29, 2021 of record as Volume 14407, Page 40.
5. Certificate of Judgment Lien in favor of Darrel Seibert, II, vs The AEM Services, LLC & Mark Dente in the amount of \$4,896,860.00 plus interest, penalties and court costs, filed May 31, 2022 as Case No. CJ2220149 of Hamilton County Records.
6. Certificate of Judgment Lien in favor of Elliot Melis, vs Mark Dente and The AEM Services LLC in the amount of \$675,000.00 plus interest, penalties and court costs, filed June 21, 2022 as Case No. CJ2221669 of Hamilton County Records.
7. Certificate of Judgment Lien in favor of James C. Miller, vs The AEM Services, LLC & Mark Dente (Jointly and Severally) in the amount of \$887,875.00 plus interest, penalties and court costs, filed June 29, 2022 as Case No. CJ22022544 of Hamilton County Records.
8. Pending Civil Case filed by Robert Hammond and Kristyn Hemeyer. vs. The AEM Services, LLC and Mark Dente, individually., on May 16, 2022 as Case No. A 2201736 of Hamilton County Court of Common Pleas.

**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**

9. Listed for taxes in the County Treasurer's Tax Duplicate for the year 2021:  
The AEM Services, LLC

PN: 221-0019-0165-00

Taxes and assessment for the first half of 2021, in the amount of \$823.46 are PAST DUE and payable.

Taxes and assessment for the second half 2021, in the amount of \$668.07 are now due and payable.

Assessments, Homestead Exemption or Delinquency included in the above mentioned amount as follows:  
AMOUNT DUE through 2nd half 2021 is - \$2,320.10 plus, penalty, if any

55-626 Rental Registration - \$150 for 1<sup>st</sup> half only through 2021

55-060 Cincinnati - Urban Forestry - \$5.39 for 1<sup>st</sup> half only

Tax Lien Pending

Addition of General Taxes of Assessments, if any, which may hereafter be made by legally constituted authorities pursuant to Revised Code Section Numbers 319.40 and 5713.20, or

Additions, deletions, abatements or corrections which may be made after the date hereof by legally constituted authorities on account of errors of omissions.

The insured herein is hereby notified that a change in the tax for the year 2022 and ensuing years may be made by an increase or decrease in the valuation of these premises for the tax purposes as a result of any complaint which may be found to alter such valuation pursuant to Section 5715.19 of the Revised Code of Ohio.

Assessments which at the date thereof have not been certified to the County Auditor.

**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**

## CONDITIONS AND STIPULATIONS OF THIS PRELIMINARY JUDICIAL REPORT

### 1. Definition of Terms

"Guaranteed Party": The party or parties named herein or the purchaser at judicial sale.

"Guaranteed Claimant": Guaranteed Party claiming loss or damage hereunder.

"Land": The land described specifically or by reference in Schedule A, and improvements affixed thereto, which by law constitute real property; provided however the term "land" does not include any property beyond the lines of the area specifically described or referred to in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, lanes, ways or waterways.

"Public Records": Those records under state statute and, if a United States District Court resides in the county in which the Land is situated, the records of the clerk of the United States District Court, which impart constructive notice of matters relating to real property to purchasers for value without knowledge and which are required to be maintained in certain public offices in the county in which the land is situated.

### 2. Determination of Liability

This Report together with any Final Judicial Report or any Supplement or Endorsement thereof, issued by the Company is the entire contract between the Guaranteed Party and the Company.

Any claim of monetary loss or damage, whether or not based on negligence, and which arises out of the status of the title to the estate or interest guaranteed hereby or any action asserting such claim, shall be restricted to this Report.

### 3. Liability of Company

This Report is a guarantee of the record title of the Land only, as disclosed by an examination of the Public Records herein defined.

### 4. Notice of Claim to be given to Guaranteed Claimant

In case knowledge shall come to the Guaranteed Party of any lien, encumbrance, defect, or other claim of title guaranteed against and not excepted in this Report, whether in a legal proceeding or otherwise, the Guaranteed Party shall notify the Company within a reasonable time in writing and secure to the Company the right to oppose such proceeding or claim, or to remove said lien, encumbrance or defect at its own cost. Any action for the payment of any loss under this Report must be commenced within one year after the Guaranteed Party receives actual notice that they may be required to pay money or other compensation for a matter covered by this Report or actual notice someone claims an interest in the Land covered by this Report.

### 5. Extent of Liability

The liability of the Company shall in no case exceed in all the amount stated herein and shall in all cases be limited to the actual loss, including but not limited to attorneys' fees and costs of defense, only of the Guaranteed Party. Any and all payments under this Report shall reduce the amount of this Report pro tanto and the Company's liability shall terminate when the total amount of the Report has been paid.

### 6. Options to Pay or Otherwise Settle Claims; Termination of Liability

The Company in its sole discretion shall have the following options:

- a) To pay or tender to the Guaranteed Claimant the amount of the Report or the balance remaining thereof, less any attorneys' fees, costs or expenses paid by the Company to the date of tender. If this option is exercised, all liability of the Company under this Report terminates including but not limited to any liability for attorneys' fees, or any costs of defense or prosecution of any litigation.
- b) To pay or otherwise settle with other parties for or in the name of the Guaranteed Claimant any claims guaranteed by this Report.
- c) To continue, re-open or initiate any judicial proceeding in order to adjudicate any claim covered by this Report. The Company shall have the right to select counsel of its choice (subject to the right of the Guaranteed Claimant to object for reasonable cause) to represent the Guaranteed Claimant and will not pay the fees of any other counsel.
- d) To pay or tender to the Guaranteed Claimant the difference between the value of the estate or interest as guaranteed and the value of the estate or interest subject to the defect, lien, or encumbrance guaranteed against by this Report.

### 7. Notices

All notices required to be given to the Company shall be given promptly and any statements in writing required to be furnished to the Company shall be addressed to Old Republic National Title Insurance Company, 6530 W. Campus Oval, Suite 270, New Albany, OH 43054.

### EXCLUSIONS FROM COVERAGE

- 1 The Company assumes no liability under this Report for any loss, cost or damage resulting from any physical condition of the Land.
2. The Company assumes no liability under this Report for any loss, cost or damage resulting from any typographical, clerical or other errors in the Public Records.
3. The Company assumes no liability under the Report for matters affecting title subsequent to the date of this Report or the Final Judicial Report or any supplement thereto.
4. The Company assumes no liability under this Report for the proper form or execution of any pleadings or other documents to be filed in any judicial proceedings.
5. The Company assumes no liability under this Report for any loss, cost or damage resulting from the failure to complete service on any parties shown in Schedule B of the Preliminary Judicial Report and the Final Judicial Report or any Supplemental Report issued thereto.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

# EXHIBIT C

## ISSUING AGENT:



Everest Land Title Agency Ltd.  
Attn: Stephen J. Crawford, Esq.  
2820 Key Tower  
127 Public Square  
Cleveland OH 44114-1249  
(866)-945-4200  
[scrawford@everestland.com](mailto:scrawford@everestland.com)

*Insuring boundaries...  
expanding territories*

<http://everestland.com>

## LIMITED LIEN SEARCH

This is neither a Policy of Title Insurance  
Nor is it a Title Guaranty

Furnished For: Mark Dottore  
Everest File No.: 22-OH-8581  
Effective Date: September 12, 2022

The following is a limited abstract of title showing the documents which appear of record in the Hamilton County, Ohio records since April 22, 2021, and affecting the following parcel of real estate. Subject to any conflicts in boundary lines, or discrepancies that would be revealed by an accurate survey, the land referred to in this report is that land more fully described in the deed(s) set forth below.

<b>Property Address:</b>	1318 Knowlton Street, Cincinnati, Ohio 45223
<b>County:</b>	Hamilton
<b>Parcel Number:</b>	221-0019-0165-00
<b>Title In The Name(s) Of:</b>	The AEM Services, LLC
<b>Transfer Information:</b>	The AEM Services, LLC, the grantee, acquired title by Warranty Deed from CO4 Capital, LLC, the grantor, filed April 29, 2021 as Instrument No. 2021-0053334 of Hamilton County, Ohio records.
<b>Matters of Record/Tax Status:</b>	<p>1. OPEN-END MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, FIXTURE FILING, AND SECURITY AGREEMENT from The AEM Services, LLC, an Ohio limited liability company, to FTF Lending, LLC, a Delaware limited liability company, in the amount of \$172,000.00, dated April 27, 2021 and recorded April 29, 2021 as Instrument No. 2021-0053335 of Hamilton County, Ohio records.</p> <p>UCC FINANCING STATEMENT naming The AEM Services, LLC as Debtor, and FTF Lending, LLC as the Secured Party, recorded April 29, 2021 as Instrument No. 2021-0053336 of Hamilton County, Ohio records.</p> <p>2. JUDGMENT LIEN in favor of Darrel Seibert II against The AEM Services LLC &amp; Mark Dente CO Mark Dente St. in the amount of \$4,896,860.00, plus interest, penalty and costs if any, in the Hamilton County Court of Common Pleas, Originating Case No. CV2022-05-1648, Judgment Lien Case No. CJ22020149, filed May 31, 2022, Hamilton County, Ohio records.</p> <p>3. JUDGMENT LIEN in favor of Elliot Melis against Mark Dente &amp; The AEM Services LLC in the amount of \$675,000.00, plus interest, penalty and costs if any, in the Hamilton County Court of Common Pleas, Originating Case No. CV-2022-05-1485, Judgment Lien Case No. CJ22021669, filed June 21, 2022, Hamilton County, Ohio records.</p> <p>4. JUDGMENT LIEN in favor of James C. Miller against The AEM Services LLC, et al in the amount of \$887,875.00, plus interest, penalty and costs if any, in the Hamilton County Court of Common Pleas, Originating Case No. CV-2022-05-1755, Judgment Lien Case No. CJ22022544, filed June 29, 2022, Hamilton County, Ohio records.</p>

records.

5. JUDGMENT LIEN in favor of Robert Novacek against The AEM Services LLC in the amount of \$790,215.00, plus interest, penalty and costs if any, in the Hamilton County Court of Common Pleas, Originating Case No. CV-2022-05-1756, Judgment Lien Case No. CJ22023711, filed July 7, 2022, Hamilton County, Ohio records.

6. JUDGMENT LIEN in favor of Robert Hammond against The AEM Services LLC in the amount of \$393,397.50, plus interest, penalty and costs if any, in the Hamilton County Court of Common Pleas, Originating Case No. A 2201736, Judgment Lien Case No. CJ22024606, filed July 19, 2022, Hamilton County, Ohio records.

7. JUDGMENT LIEN in favor of Robert Hammond against The AEM Services LLC in the amount of \$393,397.50, plus interest, penalty and costs if any, in the Hamilton County Court of Common Pleas, Originating Case No. A2201736, Judgment Lien Case No. CJ22025092, filed July 21, 2022, Hamilton County, Ohio records.

8. PENDING FORECLOSURE Case No. A2203145, FTF Lending LLC (as "Plaintiff") vs. The AEM Services LLC, et. al., (as "Defendant(s)"), filed August 30, 2022, in the Hamilton County Court of Common Pleas, Hamilton County, Ohio records.

9. Summit County Court of Common Pleas Case No. CV-2022-05-1754, Christopher Longo vs The AEM Services, et al., Cognovit Action, filed May 27, 2022, in the amount of \$3,165,500.00.

NOTE: Order appointing receiver, Mark E. Dottore, filed June 22, 2022.

10. Summit County Common Pleas Case No. CV-2022-07-2228, Sheryl Maxfield, Director, State of Ohio Department of Commerce, Plaintiff, vs. Mark Dente, et al, Defendant, Preliminary Injunction, filed July 1, 2022.

Agreed Judgment Granting Injunctive Relief, filed August 15, 2022.

11. TAXES AND ASSESSMENTS 2021 Tax Duplicate for Parcel Number 221-0019-0165-00, in the name of The AEM Services LLC. The first half tax in the amount of \$823.46, including current assessments, if any, is UNPAID. The second half tax in the amount of \$668.07, including current assessments, if any, is UNPAID. Total due to bring taxes current, including current tax due assessments, delinquencies, penalties and interest, if any, is \$2,490.56.

Said premises are subject to a special assessment for 55-626 Rental Registration in the annual amount of \$150.00 which has been included in the taxes for the year of 2021.

Said premises are subject to a special assessment for 55-060 Cincinnati Urban Forestry in the annual amount of \$5.39 which has been included in the taxes for the year of 2021.

Assessed Values: Land: \$6,530, Building: \$12,780, Total: \$19,310.

Taxes for the year of 2022 and thereafter are undetermined, and a lien, but not yet due and payable. Subject to any change in valuation of the Land by taxing authorities (and/or related legal or administrative proceedings and decisions) subsequent to Date of Policy which may result in an increase in taxes due in current or subsequent tax periods, or which results in additional amounts due for past periods based upon retroactive revaluation. No liability is assumed by the company for uncertified taxes or tax increases occasioned by real estate tax complaints, real estate tax appeals, revaluation for any reason (whether retroactive or otherwise),

	change in land usage, or loss of any homestead exemption status for insured premises. Additions or abatements which may hereafter be made by legally constituted authorities on account of errors, omissions or changes in the valuation. Exception is hereby taken for all board of revision cases, complaints, counter-complaints and appeals affecting title. The insured is hereby cautioned to make inquiry into current tax status. Further subject to the right of a governmental authority to collect any transfer or conveyance tax that would have been due upon the current transfer had it been registered as a non-exempt transfer of record title.
<b>Legal Description:</b>	PLEASE SEE ATTACHED VESTING DEED FOR LEGAL DESCRIPTION

The information in the foregoing Abstract of Title was collated from the records of Hamilton County, Ohio. The foregoing contains every instrument of record as shown in the respective indexes to said County records since the date of the last deed of record on April 22, 2021.

This abstract of title represents a limited search of County records only. This abstract does not purport to convey any information about the subject property prior to its start date. This abstract neither expresses an opinion about the title searched nor insures the quality of the owner's title nor the priority of any lien, nor is it a guaranty of the record title.

**NOTE:** The information provided herein, including any lot dimensions shown, is derived solely from public records. While this information is usually reliable, it is not insured or guaranteed. This report is not the result of a full title examination. A title insurance commitment requires a full title examination and current survey.

**LIMITATION OF LIABILITY**

**THE INFORMATION SET FORTH ABOVE IS INTENDED ONLY FOR THE PARTY NAMED ABOVE AND MAY NOT BE RELIED UPON BY ANY OTHER PARTY. UNDER NO CIRCUMSTANCES SHALL EVEREST LAND TITLE AGENCY LTD. BE LIABLE FOR ANY AMOUNT IN EXCESS OF THE CONSIDERATION ACTUALLY PAID FOR THIS REPORT.**

EXHIBIT D

IN THE COURT OF COMMON PLEAS  
SUMMIT COUNTY, OHIO

CHRISTOPHER LONGO, ) CASE NO. CV-2022-05-1754  
 )  
Plaintiff, ) JUDGE PATRICIA A.  
 ) COSGROVE  
v. )  
 )  
THE AEM SERVICES, LLC, *et. al.*, )  
 )  
Defendants. )

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ORDER GRANTING MOTION/APPLICATION OF MARK E. DOTTORE,  
RECEIVER OF THE AEM SERVICES, LLC, FOR AN ORDER  
AUTHORIZING THE SALE OF REAL PROPERTY FREE AND CLEAR OF  
ALL LIENS, ENCUMBRANCES, CLAIMS, AND OTHER INTERESTS AND  
TRANSFERRING INTERESTS TO THE PROCEEDS OF SALE PENDING  
FURTHER DISPOSITION OF THE COURT

1318 KNOWLTON STREET, CINCINNATI, OHIO 45223  
PPN: 221-0019-0165-00

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This matter is before the Court on the Motion of Mark E. Dottore, Receiver (the “**Receiver**”) of The AEM Services, LLC (the “**Receivership Entity**”) for an Order Authorizing the Sale of Real Property Free and Clear of All Liens, Encumbrances, Claims, and Other Interests and Transferring Interests to the Proceeds of Sale (the “**Sale Motion**”). The Sale Motion seeks the entry of an Order: (i) authorizing the sale of the real property located at 1318 Knowlton Street, Cincinnati, Ohio 45223 (PPN: 221-0019-0165-00) (the “**Property**”) to Radiate Homes, LLC, and Gabriela Maria Cerillo Trevino or an assignee identified by them (the “**Buyer**”) consistent with the terms of a Residential Purchase Agreement (the “**Purchase Agreement**”) which was attached to the Sale Motion and incorporated

therein; (ii) determining and directing that the sale of the Property is free and clear of all mortgages, pledges, security interests, liens, encumbrances, claims, charges, and any other interests of any kind or type whatsoever (the “**Encumbrances and Interests**”); (iii) transferring the Encumbrances and Interests to the Sale Proceeds (as hereinafter defined) in the same priority and to the same extent that they are found to be valid, enforceable, and unavoidable; (iv) authorizing the Receiver to pay certain expenses of the sale out of the proceeds derived from the sale transaction (the “**Sale Proceeds**”); and (iv) granting such other and further relief as is warranted in the circumstances.

Accordingly, the Court having reviewed the Sale Motion, the Purchase Agreement, the Limited Lien Search, and having considered the representations made therein and other statements of parties with respect to the proposed sale of the Property pursuant to the terms and conditions of the Purchase Agreement (the “**Sale**”),

**IT IS HEREBY FOUND AND DETERMINED THAT:**

1. All capitalized terms not defined herein shall have the same meaning as set forth in the Sale Motion; and
2. This Court has jurisdiction to hear and determine the Sale Motion; and
3. Notice of the Sale of the Property was provided to all persons identified in the Certificates of Service as having an interest in the Sale or the Property; and

4. Proper, timely, adequate, and sufficient notice of the Sale Motion and the proposed Sale has been provided to all Interest Holders and all other interested parties; and

5. This Court has the authority to approve a Sale of the Property free and clear of all Encumbrances and Interests, and to transfer the Encumbrances and Interests to the proceeds derived from the Sale; and

6. Those holders of any Encumbrances and Interests in the Property who did not object or respond to the Sale Motion are deemed to have consented to the Sale; and

7. Those holders of any Encumbrances and Interests in the Property who accepted service of the Sale Motion via email who did not file an objection to the Sale Motion are deemed to have consented to it; and

8. The Receiver has demonstrated that approval of the Sale Motion and consummation of the Sale is in the best interests of the Receivership Estate and its creditors. The Receiver has advanced good and sufficient business justification supporting the sale of the Property as set forth in the Sale Motion, and it is a reasonable exercise of the Receiver's business judgment to consummate a sale of the Property on the terms and conditions set forth in the Purchase Agreement, and to execute, deliver and perform its obligations thereunder. Sound business judgment includes, but is not limited to, the fact that there is a risk of immediate and irreparable loss of value of the Property if the Sale is not consummated and the consummation of the transaction contemplated under the Purchase Agreement

presents the best opportunity to realize the value of the Property to avoid further decline and devaluation thereof; the sale is at arm's length; and the Receiver has exercised reasonable diligence and good faith judgment; and

9. The purchase price to be paid is the highest and best offer received for the Property. It represents the highest in terms of money offered for the Property and allows the Receiver the best opportunity to liquidate the remaining assets of the Receivership Estate for the benefit of the creditors of the estate. The sale is consistent with good business judgment; and

10. The consideration to be paid for the Sale constitutes adequate and fair value for the Property and the terms and conditions of the Purchase Agreement are fair and reasonable under the laws of the State of Ohio, including Ohio Revised Code § 2735.04(D).

11. The Sale was non-collusive, fair and reasonable and conducted in good faith. The Receiver does not have an interest in the Buyer, or any party affiliated with the Buyer.

**NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND  
DECREED THAT:**

12. The Sale of the Property is approved and authorized on terms consistent with those in the Purchase Agreement and the Sale Motion, and the rights of all Interest Holders to assert their Encumbrances and Interests against the Sale Proceeds (and only the Sale Proceeds) are preserved. No part of the Sale Proceeds shall be disbursed without further order of this Court.

13. Any objections to the Sale Motion or the relief requested therein that have not been withdrawn, waived, or settled, and all reservations of rights included therein, are overruled on the merits.

14. The Receiver is hereby authorized and directed to fully perform under and consummate the Sale under the Purchase Agreement, to implement the Purchase Agreement and to take all further actions as may reasonably be requested for the purpose of transferring, granting, conveying, or conferring the Property.

15. As of the closing of the Sale of the Property, the transfer of the Property to the Buyer shall be a legal, valid, enforceable, and effective transfer of the Property, and shall vest the Buyer with all right, title, and interest in the Property free and clear of all Encumbrances and Interests.

16. Except as may be expressly permitted by the contemplated Purchase Agreement, all persons and entities holding Encumbrances and Interests, including any party asserting an Encumbrance or Interest in the Property, are hereby barred from asserting such Encumbrances and Interests against the Buyer, his successors or assigns, or the Property.

17. Proper, timely, adequate, and sufficient notice of the proposed Sale has been provided and no other or further notice is required.

18. The foregoing notwithstanding, the provision of this Order authorizing the Sale of the Property free and clear of all Encumbrances and Interests shall be self-executing, and notwithstanding the failure of the Receiver, the Buyer, or any other party to execute, file or obtain releases, discharges, termination statements,

assignments, consents or other instruments to effectuate, consummate and/or implement the provisions hereof or the contemplated Purchase Agreement with respect to the Sale of the Property.

19. The Encumbrances and Interests be divested from the Property and then transferred to the Sale Proceeds in the same priority and to the same extent that they are found to be valid, enforceable, and unavoidable; except that to the extent that any real estate taxes are not yet due and payable, the lien for said taxes shall survive the sale and remain attached to the Property.

20. This Order shall be binding upon and govern the acts of all persons and entities, including without limitation, all filing agents, filing officers, title agents, title companies, recorders of mortgages, recorders of deeds, registrars of deeds, administrative agencies, governmental departments, secretaries of state, federal, state and local officials, and all other persons or entities who may be required by operation of law, the duties of their office or contract to accept, file, register or otherwise record or release any documents or instruments, or who may be required to report to or insure title or state of title in or to any of the Property.

21. From and after entry of this Order, before the closing of the Sale, no creditor or other party in interest shall assert any Encumbrances and Interests or take any legal or other actions relating to the Property against Buyer, its principals, or the Property.

22. The Receiver is hereby authorized to execute such other documents as are necessary or desirable to implement this Order.

23. This Court shall retain jurisdiction (i) to enforce and implement the terms and provisions of the Purchase Agreement, any waivers and/or consents thereunder and any other agreements executed in connection therewith, (ii) to resolve any disputes arising under or related to the Purchase Agreement, except as otherwise provided therein, and (iii) to interpret, implement and enforce the provisions of this Order.

24. This Order is a final Order and there is no just reason for delay.

**IT IS SO ORDERED.**

---

**JUDGE PATRICIA A. COSGROVE**

Prepared by:

/s/Mary K. Whitmer

Mary K. Whitmer (0018213)

Whitmer & Ehrman LLC

2344 Canal Road, Suite 401

Cleveland, Ohio 44113-2535

Phone: 216.771.5056

Email: [mkw@WEadvocate.net](mailto:mkw@WEadvocate.net)

*One of the Attorneys for Mark E. Dottore*