



Real Estate Auction
Monday, August 10th @ 5:30PM
Orchard Park Condominiums
2500-2940 Orchard Park
Zanesville, Ohio 43701
Auction held off-site at:
Eaglesticks Golf Club



2655 Maysville Pike, Zanesville, Ohio 43830
(17) 2-Bedroom, 2 Bath Condominium Units

16 Units Leased producing \$155,000+ in annual rents! Offered Individually and as a Package of 17 Units
Online Bidding available at www.BidNowllc.com



Unit Description: Built in 2007, each unit features 1,008 sq. ft. of living space, 2 bedrooms, 2 full baths, covered porch, 2-car attached garage, all kitchen appliances, washer/dryer hookups, central heat and HVAC. Located in Muskingum County, Springfield Township, Maysville LSD. Tax appraised at \$113,600 per unit. \$1,523.76 Annual Taxes.

Guided Tours: Tuesday, August 4th & Sunday, August 9th 5:30pm to 6:30pm

Bidder Seminars: Tuesday, 8/4 & Sunday, 8/9 6:30pm to 7:00pm in vacant Unit #17

Unit #1: 2500 Orchard Park; Parcel Number 62-74-01-20-550; Rented for \$805/mo through February, 2016.

Unit #2: 2520 Orchard Park; Parcel Number 62-74-01-21-550; Rented for \$815/mo through November, 2016.

Unit #3: 2540 Orchard Park; Parcel Number 62-74-01-22-550; Rented for \$805/mo through September, 2015.

Unit #4: 2560 Orchard Park; Parcel Number 62-74-01-23-550; Rented for \$825/mo through February, 2016.

Unit #5: 2600 Orchard Park; Parcel Number 62-74-01-24-550; Rented for \$805.00/month-to-month

Unit #6: 2620 Orchard Park; Parcel Number 62-74-01-25-550; Rented for \$835/month to month.

Unit #7: 2640 Orchard Park; Parcel Number 62-74-01-26-550; Rented for \$805/mo through July, 2015.

Unit #8: 2660 Orchard Park; Parcel Number 62-74-01-27-550; Rented for \$815/mo through February, 2016.

Unit #9: 2700 Orchard Park; Parcel Number 62-74-01-28-550; Rented for \$815/month to month.

Unit #10: 2720 Orchard Par; Parcel Number 62-74-01-29-550; Rented for \$815/mo through May, 2016.

Unit #11: 2760 Orchard Park; Parcel Number 62-74-01-31-550; Rented for \$805/mo through February 2016.

Unit #12: 2800 Orchard Park; Parcel Number 62-74-01-32-550; Rented for \$805/mo through November, 2015.

Unit #13: 2860 Orchard Park; Parcel Number 62-74-01-35-550; Rented for \$805/mo through February, 2016.

Unit #14: 2900 Orchard Park; Parcel Number 62-74-01-36-550; Rented for \$825/mo through April, 2016.

Unit #15: 2920 Orchard Park; Parcel Number 62-74-01-37-550; Rented for \$815/mo through May, 2016.

Unit #16: 2940 Orchard Park; Parcel Number 62-74-01-38-550; Rented for \$805/mo through May, 2016.

Unit #17: 2960 Orchard Park; Parcel Number 62-74-01-39-550; Vacant unit used as a model.

TERMS OF AUCTION #2: Units offered individually and as a package of 17 units subject to Seller Confirmation on auction day with no contingencies for financing or inspection. As-is. 10% Buyer's premium in effect. Short tax proration. Purchaser(s) pays all closing costs. Warranty deed(s) at closing with no liens or encumbrances. Security deposit(s) transferred to Purchaser(s) at closing. Collected rents prorated to the date of closing. Possession at closing subject to tenant's rights.

DEPOSIT & CLOSING: To Register & Bid, you must present photo ID and a cashier's check in the amount of \$5,000 (per unit of interest) payable to Ohio Real Estate Title. Winning bidders will be required to deposit the balance (if any) of 10% of the contract purchase price by personal or business check at the conclusion of the auction which will become a non-refundable deposit. Checks of all non-winning bidders will be returned immediately after the auction. If Bidding online, registration deposit must be in the hands of Ohio Real Estate Title by 5:00pm on Friday, August 7, 2015 and balance of 10% deposit within 36 hours after auction. Balance due at the time of closing on or before September 10, 2015 in the form required by Ohio Real Estate Title as closing agent.

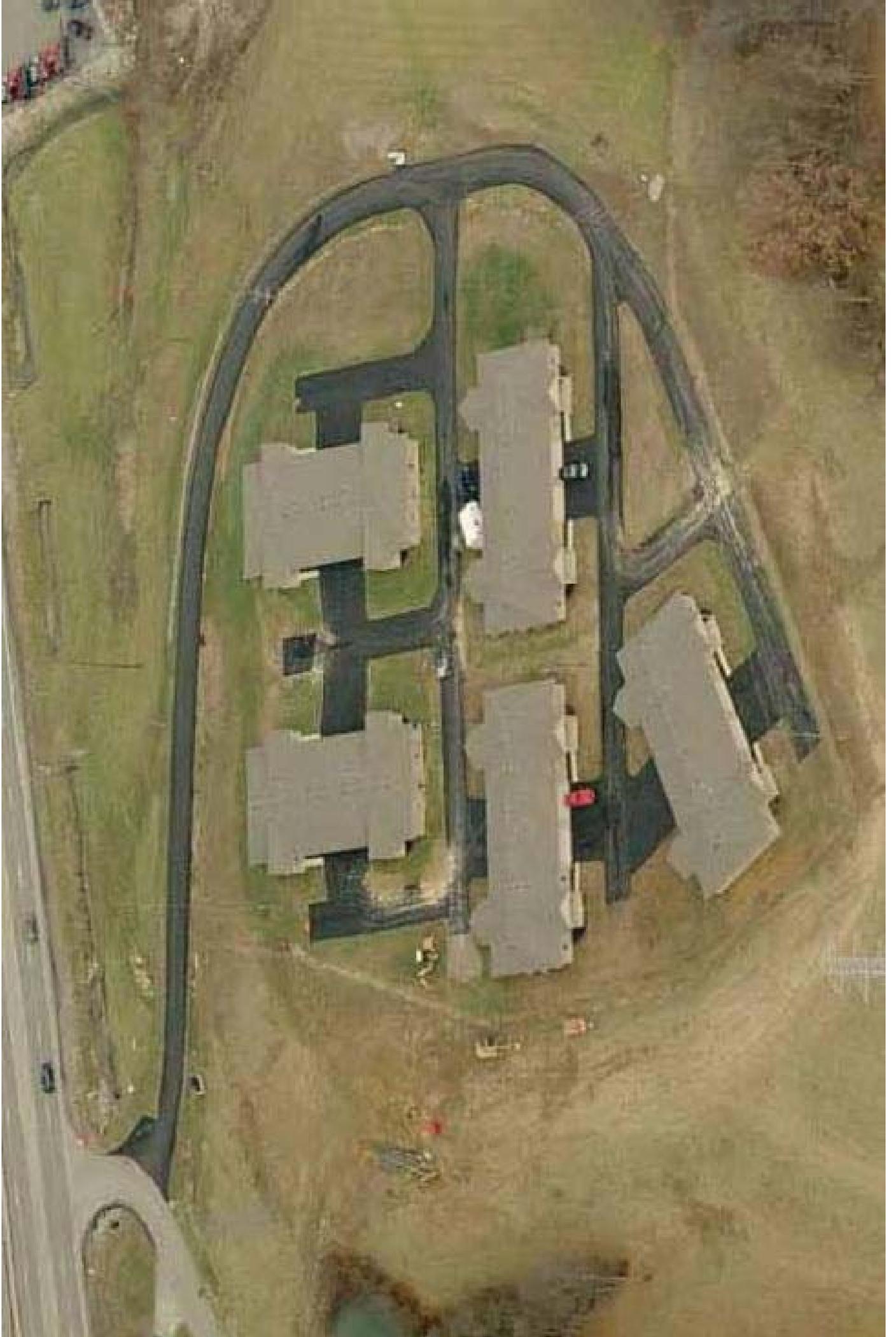
Realtor Participation: 2% Commission available to Ohio Licensee representing a successful bidder who closes on transaction. To collect a commission, Realtor's must: 1) Register your bidder no less than 24 hours prior to auction; 2) Accompany your client to a scheduled Inspection; 3) Accompany your client to the auction; 4) Guide buyer to closing. **NOTE: If bidding online, you must register your client prior to their registering online.**

Auctioneers:

Tim Lile, CAI (937)689-1846 timlileauctioneer@gmail.com & Ron Denney (937)572-4468 ron@rondenney.com

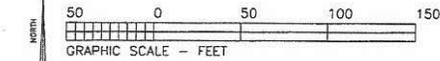
Ohio Real Estate Auctions, LLC - Broker

Disclaimer: Information contained herein was obtained from sources deemed reliable. However, neither Ohio Real Estate Auctions, LLC Auctioneers nor their agents will be responsible for any errors or omissions regarding information provided by same. Announcements made at the auction will take precedence over written material or any other statements made prior to the auction. Buyers should carefully verify all information and make their own decision as to the accuracy thereof before relying on same.



ORCHARD PARK CONDOMINIUMS EXHIBIT "B"

P Shilling
OR 2147, Page 711.
Surveyed by RL Daniels PLS #5410
Date 4/22/1998.



The bearings on this plot are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS Observations.

LEGEND

- PIN (SET) 5/8" REBAR CAPPED (C R HARKNESS PLS#6885)
- PIN (FOUND)
- △ POINT (UNMARKED)
- PIPE (FOUND)
- ⊗ AXLE (FOUND)

Reduced copy, not to scale, Larger copy available in the Muskingum County Engineer's Map Dept.

Kelly J & Erin K Cottrill
OR Vol. 2159, Page 609.
Par #62-72-03-01-000

Situated in the State of Ohio, County of Muskingum, Township of Springfield:

Being part of the Northwest Quarter, of Section #1, and part of the Northeast Quarter, of Section #2, both Sections are within, Township #15, Range #14, of the Congress Lands East of the Scioto River, being all of the 2270 Shaw Road, LTD property recorded in Official Record Volume 2159, Page 588 of said county's deed records, further being known as all of Muskingum County Auditor's Parcel Numbers 62-72-03-01-003 and 62-74-01-03-004

SURVEYOR'S NOTES:

- Note #1-All buildings shown were measured to existing external brick corners and are referenced to boundary line and or nearby buildings.
 - Note #2-Other improvements are shown as per construction drawings provided and were not surveyed.
 - Note #3-Easements for existing utilities on, servicing, or crossing the 2270 Shaw Road, Ltd. property are contained in OR Vol. 2163, Page 2, and granted herein.
- UNIT 2### Denotes Unit Number and Address
P Denotes Porch Considered Part of Each Unit 8.5' By 14.7'

Denotes Limited Common Area Located in Front of Each Unit

0.76 ACRES CONDOMINIUMS UNDIVIDED (33,160 SF)
0.27 ACRES LIMITED COMMON AREA (DRIVEWAYS) (11,847 SF)
6.32 ACRES COMMON AREA
7.35 ACRES TOTAL

Kelly J & Erin K Cottrill
OR Vol. 2159, Page 609.
Par #62-72-03-01-000

NE Qtr Sec #2 NW Qtr Sec #1
-SE-Qtr Sec #2 SW-Qtr Sec #1

Roadbed Greenhouse (TR #46)

This plot was prepared by C. R. Harkness Surveying & Mapping Inc. in accordance with Chapter 4733-37 of the Administrative Code, from an actual survey and is intended to be used for the location and identification of the CONDOMINIUMS BUILDINGS AND UNITS SHOWN and does not intend to show all or any easements of record, nor encroachments unless otherwise indicated.

Charles R. Harkness
Charles R. Harkness PLS #6885



DESCRIPTION APPROVED

By: *ALS...*
5-24-2008

Additional Area
3.04 Acres

Part Par #62-72-03-01-003
Part Par #62-74-01-03-004
2270 Shaw Road, LTD
OR Vol. 2159, Page 588.

Drainage Easement For Retention Pond And Surface Runoff

Proposed Entrance For Additional Units

The Apostolic Gospel Church
DB Vol. 717, Page 209.

SURVEY FOR:
ORCHARD PARK CONDO'S
2270 Shaw Road, Zanesville, Ohio 43701

SURVEY DATE: 3/14/2008 DRAWN DATE: 4/19/2008

SEC #1 & #2 TWP #15 R #14 TMS #Springfield CO Muskingum

CHARLES R. HARKNESS
SURVEYING & MAPPING, INC.
8205 OLD TOWN ROAD
ROSEVILLE, OHIO 43777
PHONE (740) 849-0122

JOB NUMBER JOB #1528 DRAWING / SHEET NUMBER CONDO PLAT

Orchard Park Condominium

Rent Roll

Unit	Square	Leased or	Start	Expiration	Apartment	Pet	Total	Deposit	Due
Address	Feet	Vacant	Date	Date	Rent	Fee	Rent	Amount	Date
2500	1008	Leased	03/13/10	03/01/16	\$805.00		#####	\$500.00	1 st
2520	1008	Leased	12/01/15	12/01/16	\$815.00		#####	\$500.00	1 st
2540	1008	Leased	10/01/12	10/01/15	\$805.00		#####	\$500.00	1 st
2560	1008	Leased	03/01/14	03/01/16	\$805.00	\$20.00	#####	\$500.00	1 st
2600	1008	Leased	03/01/14	03/01/15	\$805.00		#####	\$500.00	1 st
2620	1008	Leased	11/13/12	M-to-m	\$835.00		#####	\$500.00	1 st
2640	1008	Leased	07/10/12	08/01/15	\$805.00		#####	\$500.00	1 st
2660	1008	Leased	01/10/15	02/01/16	\$815.00		#####	\$500.00	1 st
2700	1008	Leased	08/01/12	07/01/15	\$815.00		#####	\$500.00	1 st
2720	1008	Leased	06/01/15	06/01/16	\$815.00		#####	\$500.00	1 st
2740	1008	SOLD							
2760	1008	Leased	03/10/14	03/01/16	\$805.00		#####	\$500.00	1 st
2800	1008	Leased	12/01/08	12/01/15	\$805.00		#####	\$500.00	1 st
2820	1008	SOLD							
2840	1008	SOLD							
2860	1008	Leased	03/27/10	03/01/16	\$805.00		#####	\$500.00	1 st
2900	1008	Leased	05/01/11	05/01/16	\$805.00	\$20.00	#####	\$500.00	1 st
2920	1008	Leased	#####	06/01/16	\$815.00		#####	\$500.00	1 st
2940	1008	Leased	05/01/11	06/01/16	\$805.00		#####	\$500.00	1 st
2960	1008	MODEL							

CONSUMER GUIDE TO AGENCY RELATIONSHIPS



Ohio Real Estate Auctions LLC

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

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

Representing Sellers

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

Representing Buyers

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

Dual Agency

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

Representing Both the Buyer & Seller

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

Working With Ohio Real Estate Auctions LLC

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

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

In the event that both the buyer and seller are represented by the same agent, that agent and **Ohio Real Estate Auctions LLC** will act as dual agents but only if both parties agree. As dual agents they will treat both parties honestly, prepare and present offers at the direction of the parties, and help the parties fulfill the terms of any contract. They will not, however, disclose any confidential information that would place one party at an advantage over the other or advocate or negotiate to the detriment of either party.

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

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

Working With Other Brokerages

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

Fair Housing Statement

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

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

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

Name (Please Print)

Name (Please Print)

Signature Date

Signature Date





AGENCY DISCLOSURE STATEMENT



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

Property Address: Orchard Park Condominiums, Zanesville, Ohio

Buyer(s): _____

Seller(s): 2270 Shaw Road, LTD

I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

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

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

II. TRANSACTION INVOLVING TWO AGENTS IN THE SAME BROKERAGE

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

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

III. TRANSACTION INVOLVING ONLY ONE REAL ESTATE AGENT

Agent(s) Tim Lile and real estate brokerage OhioReal Estate Auctions, LLC will

- be "dual agents" representing both parties in this transaction in a neutral capacity. Dual agency is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* _____
- represent only the (check one) seller or buyer in this transaction as a client. The other party is not represented and agrees to represent his/her own best interest. Any information provided the agent may be disclosed to the agent's client.

CONSENT

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

BUYER/TENANT _____ DATE _____

SELLER/LANDLORD _____ DATE _____

BUYER/TENANT _____ DATE _____

SELLER/LANDLORD _____ DATE _____

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 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 that 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 broker and manager are dual agents. There are two exceptions to this. The first is where the broker or manager is personally representing one of the parties. The second is where the broker or manager is selling or buying his own real estate. These exceptions only apply if there is another 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





Ohio Real Estate Auctions, LLC

CONTRACT TO PURCHASE AT PUBLIC AUCTION

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

DATE: 10 August 2015

1. **PROPERTY DESCRIPTION:** The undersigned Purchaser agrees to purchase from the undersigned Owner (Seller) through *Ohio Real Estate Auctions, LLC*, (Broker), the following described real estate in Muskingum County, OH and more commonly known as:

Orchard Park, Zanesville, Ohio 43830; Muskingum County PID:
2. **PRICE AND DEPOSIT:** Purchaser agrees to pay the **High Bid Amount** of \$ _____ x _____ **units** plus a **10% Buyer Premium** of \$ _____ for a **Total Contract Price** of \$ _____ for the subject Real Estate. A **Non-Refundable Down Payment** of \$ _____ (**10% of Total Contract Price**) is to be paid to & deposited by Escrow Agent upon acceptance and applied toward the Total Contract Price at closing. In the event this transaction does not close for any reason other than non-marketable title or as otherwise agreed by ALL parties, Purchaser agrees that the Down Payment shall be disbursed by Escrow Agent as provided for in paragraph 5 below, **UNLESS: A)** Purchaser has requested and been granted an extension in accordance with paragraph 5 below, or **B)** Escrow Agent & Broker are previously notified in writing by purchaser that litigation has been filed with a Court of Competent Jurisdiction (a copy of the filing must be attached).
3. **BALANCE & CLOSING:** The balance of the Total Contract Price shall be paid in the form required by Escrow Agent on or before **10 September 2015**. The closing date shall be automatically extended up to 30 days if Auctioneer deems necessary without penalty to the Seller.
4. Transaction will close through: **Ohio Real Estate Title as Escrow/Closing Agent; Contact-Theresa Hartley; (937)322-7333; thartlev@oret.com.**
5. **EXTENSION:** If Purchaser requires an extension beyond **10 September 2015**, Seller agrees to offer a single extension of **up to 20 days ending on 30 September 2015** for a sum of **\$200 per day per unit**. Purchaser must pay entire **Extension Fee amount of \$ _____** by certified funds to Escrow Agent and execute the Irrevocable Letter of Instruction Regarding Extension Fee **PRIOR TO 9 September 2015 at 5:00pm EST**. Purchaser will be credited at closing **\$200(per unit) x** the number of days prior to **30 September 2015** the closing takes place. Funds retained from the extension fee **WILL NOT** be applied to the Total Contract Price. If transaction is not closed as of **1 October 2015**, Purchaser's Total Deposit including the Extension Fee will be released to the Sellers and their agents as per the Irrevocable Letters of Instruction Regarding Down Payment & Extension Fee.
6. **OBTAINING FINANCING:** This purchase is not contingent upon the Purchaser obtaining financing. There are no buyer contingencies.
7. **BINDING OBLIGATION:** Purchaser is buying the property **As-Is, Where-Is and Without Recourse**. If Purchaser fails to close for any reason whatsoever, except a non-marketable title, Purchaser voluntarily agrees to forfeit entire down payment and may be held liable to Seller for any deficiency, plus court costs and reasonable legal fees, resulting from any subsequent resale of the property. Time is of the essence and this is an irrevocable offer to purchase, with no contingencies. In the event Purchaser fails to perform according to the terms of this contract, the down payment shall be forfeited as partial liquidated damages, and not as a penalty, without affecting any of Seller's further remedies. Either party may demand specific performance of this agreement.
8. **OWNER'S CERTIFICATION:** Seller(s) certifies to Purchaser that, to the best of Seller's knowledge: (A) there are no undisclosed latent defects; (B) there are no pending orders or ordinances or resolutions that have been enacted or adopted authorizing work or improvements for which the Real Estate may be assessed, except **None**; (C) there are no City, County or State orders that have been served upon Seller(s) requiring work to be done or improvements to be made which have not been performed, except **None**. Inspections regarding habitability and use of the Real Estate shall be the responsibility of the Purchaser. All Inspections must be completed prior to Auction. **PURCHASER IS RELYING SOLEY UPON HIS EXAMINATIONS OF THE REAL ESTATE, AND THE SELLER'S CERTIFICATION HEREIN FOR ITS PHYSICAL CONDITION AND CHARACTER, AND NOT UPON ANY REPRESENTATION BY THE AUCTIONEERS/BROKER INVOLVED, WHO SHALL NOT BE RESPONSIBLE FOR ANY DEFECTS IN THE REAL ESTATE.**
9. **INDEMNITY:** Seller and Purchaser recognize that the AUCTIONEERS/BROKER are relying on information provided by Seller or his/her agents in connection with the Real Estate, and agree to indemnify and hold harmless the Auctioneers/Broker, their agents and employees, from any claims,

demands, damages, suits, liabilities, costs and expenses (including reasonable legal fees) arising out of any misrepresentation or concealment of facts by Seller or his/her agents.

10. **CONVEYANCE AND CLOSING:** Seller shall convey marketable title to the Real Estate by **Warranty** deed with release of dower right, if any, AND SUBJECT TO THE RIGHTS OF THE TENANTS, if any, under existing leases and State Law. Title shall be free and unencumbered as of Closing, except restrictions and easements of record and except the following assessments (certified or otherwise): **of record**.
11. **CONDITION OF IMPROVEMENTS:** The risk of destruction or substantial damage by fire or Act of God prior to delivery of deed is assumed by Seller. Seller agrees that on possession, the Real Estate shall be in the same condition as it is on the date of this contract, except for ordinary wear and tear. If the Real Estate should be damaged or destroyed by fire or other casualty and if, prior to Closing, the real Estate shall not be repaired or restored by and at the Sellers expense, to a condition as good as it was prior to the damage or destruction, then Purchaser, at his option, may terminate this contract by written notice to Seller and the Down Payment Shall be returned to Purchaser. While this contract is pending, Sellers shall not change any existing lease or enter into any new lease, nor make any substantial alterations or repairs without the consent of the Purchaser. In addition, the Purchaser also has an insurable interest in the property from date of this contract. Purchaser is hereby notified that insurance should be placed upon the property immediately to protect Purchasers' interest.
12. **DISCLOSURE:** Buyer Seller - is a licensed Real Estate Broker or Sales Person.
13. **POSSESSION:** Possession shall be given at closing subject to Tenants' Rights, with deed. (Until such date, Seller shall have the right of possession free of rent, but shall pay for all utilities.) No work can be done on the property by the Purchaser until possession is given.
14. **AGENCY DISCLOSURE STATEMENT:** Purchaser acknowledges having reviewed and signed the Agency Disclosure Statement.
15. **SOLE CONTRACT:** The parties agree that this offer constitutes their entire agreement and that no oral or implied agreement exists. Any amendments to this offer shall be made in writing, signed by all parties, and copies shall be attached to all copies of the original offer. This offer shall be binding upon the parties, their heirs, administrators, executors, successors and assigns.
16. **TERMS:** The property sells subject to Seller's Confirmation on Auction Day.
17. **\$5,000(per unit)** must be deposited at the time of Auction Registration as down payment by Cash or Cashier's Check (presented with positive I.D). Upon being declared a winning bidder and receiving Seller Confirmation, Purchaser must increase this deposit to an amount equal to **10% of the Total Contract Price** (if an increase is warranted by the High Bid Amount) by personal or business check made to Ohio Real Estate Title. This non-refundable down payment will be applied to the contract purchase price at closing and will be held in trust by Ohio Real Estate Title as Escrow Agent.
18. **BUYER'S PREMIUM:** A 10% Buyer Premium will be added to the high bid amount to determine the Total Contract Price to be paid by Purchaser.
19. **TAXES:** Real Estate taxes will be prorated using the Short Proration Method. In this formula, Buyer will assume accrued taxes for a 6 month period of time in which the Seller owned the property.
20. This property is being sold at Public Auction, without recourse. Personal on-site inspection/s of the property or properties is strongly recommended. The property will sell "as is, where is," with no warranty expressed or implied as to improvements, availability of utilities, zoning, or environmental and wetland issues. Information presented online and in all other marketing materials was obtained via sources deemed reliable. However, neither Ohio Real Estate Auctions, LLC nor their agents will be responsible for any errors or omissions herein. Announcements made at the auction will take precedence over written material, advertisements, or any other oral statements made prior to the day of auction. Purchasers should carefully verify all items and make their own decision as to the accuracy thereof before relying on same. Except in the case of an absolute auction, Auction Firm reserves the right to bid on behalf of the sellers. Auctioneer reserves the right to bid on behalf of himself at any auction. The Seller and Auctioneers/Broker reserve the right to preclude any person from bidding if there are any questions as to the person's credentials, fitness, etc.
21. Auctioneers/Broker hereby acknowledge that they represent the Seller. An Agency Disclosure Statement must be signed by the Purchaser.
22. Purchaser shall be responsible for all transfer taxes, recording fees, title search, and deed preparation. Seller is responsible for real estate tax prorata, mortgage releases and guarantees to convey a good and marketable title. The Purchaser, Seller, split 50/50, is responsible for survey cost, if a survey is required for a transfer. ***Purchaser is responsible for all other costs associated with closing.**
23. By bidding, Purchaser agrees to waive their right to rescind this Contract to Purchase.
24. Real Estate is sold through Ohio Real Estate Auctions, LLC.

25. **OTHER:** _____
26. **EXPIRATION AND APPROVAL:** _____
27. **MAKE DEED TO:** (print) _____

Purchaser has read, fully understands and approves the foregoing Contract To Purchase and acknowledges receipt of a signed copy.

Print

Sign

Date

PURCHASER: _____

PURCHASER: _____

FULL ADDRESS: _____

PHONE NUMBERS: _____

WITNESS: _____

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

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

Print

Sign

Date

SELLER: Shalimar Ventures, LLC by _____

SELLER: _____

FULL ADDRESS: 1614-H Crystal Ct., Newark, Oh 43055 _____

PHONE NUMBERS: _____

WITNESS: _____

30. **DEPOSIT RECEIPT:** DATE: August 10, 2015 **Ohio Real Estate Auctions, LLC** hereby acknowledge receipt of:

\$75,000 Cash Cashier's Check# _____ PLUS \$ _____ Check # _____

other _____ for a total Deposit of \$ _____

made payable to **Ohio Real Estate Title** as down payment in accordance with the terms herein provided.

31. **BUYER BROKER COMPENSATION:** Co-Op Brokerage Name: _____

_____ \$ _____ X 2% \$ _____

CO-OP AGENT / BROKER NAME OPENING BID CO-OP AGENT / BROKER SIGNATURE

PLUS \$ _____ X 1% \$ _____ PHONE _____

BID ADVANCE



EMAIL _____

TOTAL COMPENSATION: \$ _____



Irrevocable Letter of Instruction Re: Down Payment

I have agreed to purchase the real estate located at:

Orchard Park, Zanesville, Ohio 43830

under the terms and conditions of the attached Contract to Purchase at Public Auction dated: **10 August 2015**.

As part of this transaction I have made a down payment of money to **Ohio Real Estate Title** who will hold the money in Trust as Escrow Agent until closing.

I understand the funds I have provided **Ohio Real Estate Title** are to be applied to the Total Contract Price. However, in the event I do not close on this property on or before **15 September 2015**, I irrevocably instruct **Ohio Real Estate Title** to disburse my down payment as required under paragraph 2 of the contract **UNLESS** I have executed the Irrevocable Letter of Instruction Re: Extension Fee and paid said fee to Escrow Agent.

Paragraph 2 states:

PRICE AND DEPOSIT: Purchaser agrees to pay the amount of the **High Bid of \$** _____ **plus the 10% Buyer Premium of \$** _____ **for a Total Contract Price of \$** _____ **for the Subject Real Estate. A Non-Refundable Down Payment of \$** _____ **(10% of Total Contract Price)** is to be paid to & deposited by Escrow Agent upon acceptance and applied toward the Total Contract Price at closing. In the event this transaction does not close for any reason other than non-marketable title or as otherwise agreed by ALL parties, Purchaser agrees that the down payment shall be disbursed by Escrow Agent as provided for in paragraph 5 below, **UNLESS: A)** Purchaser has requested and been granted an extension in accordance with paragraph 5 below, or **B)** Escrow Agent & Broker are previously notified in writing by Purchaser that litigation has been filed with a Court of Competent Jurisdiction (a copy of the filing must be attached).

Pursuant to paragraph 2, upon written instruction from the Broker and the authority granted in this Irrevocable Letter of Instruction, I authorize and direct **Ohio Real Estate Title** to follow the instructions of the Broker as to the distribution of my down payment.

Further, I agree to hold Broker & **Ohio Real Estate Title** harmless for any such disbursements to any individuals or entities.

I have reviewed the Contract to Purchase at Public Auction dated **10 August 2015** and this Irrevocable Letter of Instruction and:

1. I understand the terms and conditions of both documents. **(Initial)** _____
2. I have voluntarily executed these agreements. **(Initial)** _____
3. I acknowledge this authorization and my direction to Escrow Agent may result in none of my down payment being returned to me. **(Initial)** _____

Dated: _____

Purchaser:

Print: _____

Sign: _____

Witness:

Print: _____

Sign: _____



Irrevocable Letter of Instruction Re: Extension Fee

I have agreed to purchase the real estate located at:

Orchard Park, Zanesville, Ohio 43830

under the terms and conditions of the attached Contract to Purchase at Public Auction dated: **10 August 2015**. As per said Contract to Purchase, I agreed to close on this transaction on or before **10 September 2015**. It has now become necessary for me to accept the single extension offered by the Seller as outlined in paragraph 5 of the Contract to Purchase.

Paragraph 5 states:

EXTENSION: If Purchaser requires an extension beyond **10 September 2015**, Seller agrees to offer a single extension of **up to 20 days ending on 30 September 2015** for a sum of **\$200 per day per unit**. Purchaser must pay entire Extension Fee amount of \$ _____ by certified funds to **Ohio Real Estate Title** as Escrow Agent and execute the Irrevocable Letter of Instruction Regarding Extension Fee **PRIOR TO 9 September 2015 at 5:00pm EST**. Purchaser will be credited at closing \$1,000 x the number of days prior to **30 September 2015** the closing takes place. Funds retained from the extension fee **WILL NOT** be applied to the Purchase Price. If transaction is not closed as of **1 October 2015**, Purchaser's Total Down Payment including the Extension Fee will be released to the Sellers and their agents as per the Irrevocable Letters of Instruction Regarding Down Payment & Extension Fee.

Pursuant to paragraph 5, as of **1 October 2015**, upon written instruction from the Broker and the authority granted in the Irrevocable Letters of Instruction Regarding Down Payment & Extension Fee, I hereby authorize and direct **Ohio Real Estate Title** to follow the instructions of the Broker as to the distribution of my Down Payment of:

\$ _____ plus the Extension Fee of \$ _____

Further, I agree to hold Broker & **Ohio Real Estate Title** harmless for any such disbursements made to any individuals or entities.

I have reviewed the Contract to Purchase at Public Auction and the Irrevocable Letter of Instruction Regarding Down Payment dated **10 August 2015** and this Irrevocable Letter of Instruction Regarding Extension Fee and confirm that:

1. I understand the terms and conditions of all three documents. **(Initial)** _____
2. I have voluntarily entered these agreements. **(Initial)** _____
3. I acknowledge this authorization and my direction to Escrow Agent may result in none of my Down Payment including Extension Fee being returned to me. **(Initial)** _____

Dated: _____

Purchaser:

Print: _____ Sign: _____

Witness:

Print: _____ Sign: _____

Muskingum County, Ohio - Property Record Card
Parcel: 62-74-01-20-550
Card: 1

GENERAL PARCEL INFORMATION

Owner 2270 SHAW ROAD LTD
 Property Address 2500 ORCHARD PARK ZANESVILLE OH
 Mailing Address 43701

Land Use
 Legal Description 550 - CONDOMINIUM RESIDENTIAL UNIT
 UNIT #2500 ORCHARD PARK CONDOS

VALUATION

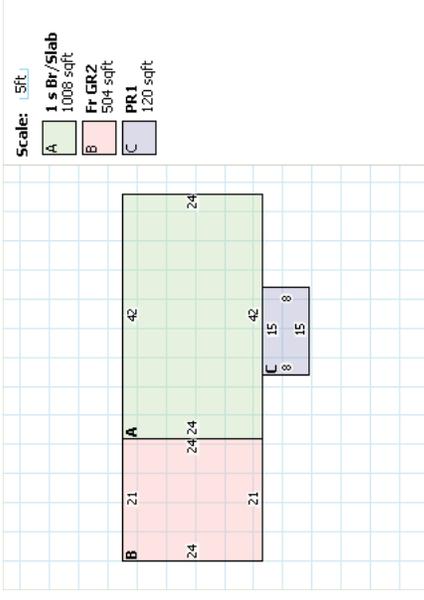
Land Value	Appraised	Assessed
Improvements Value	\$25,000.00	\$8,750.00
CAUV Value	\$88,600.00	\$31,010.00
Taxable Value	\$0.00	\$0.00
Annual Tax (w/o delinquencies)	\$39,760.00	\$1,561.86

LAND

Land Type	Acreage	Depth	Frontage	Depth	Value
G3 - Unit Value	0	0	0	0	25000

AGRICULTURAL

Land Type	Land Usage	Soil Type	Acres	Value



RESIDENTIAL

Building Style	CONVENTIONAL
Year Built	2007
Stories	1
Finished Area	1008
First Floor Area	1008
Upper Floor Area	0
Rooms	4
Bedrooms	2
Family Rooms	0
Full Baths	2
Half Baths	0
Basement	Basement
Finished Basement Area	0
Heating	CENTRAL
Cooling	BRICK
Exterior Wall	NONE
Attic	0
Number of Fireplace Openings	0
Number of Fireplace Stacks	0

ADDITIONS

Description	Area	Year Built	Value
GR2 - Garage Brick	504	0	\$11,390.00
PR1 - Porch Frame -	120	0	\$3,350.00

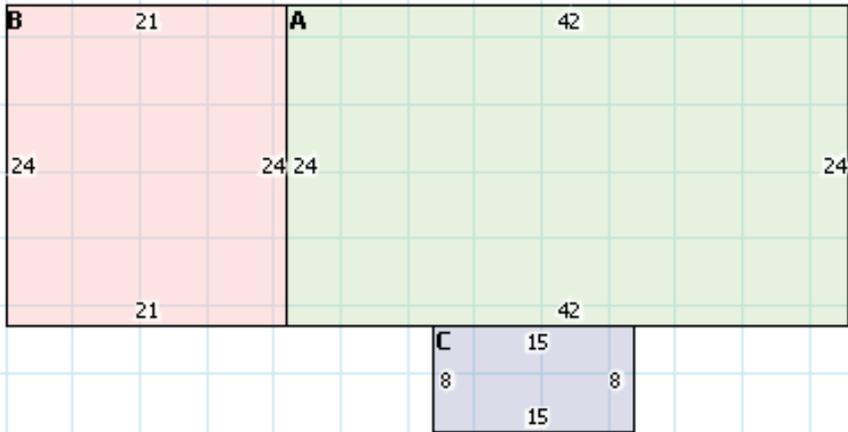
SALES

Date	Buyer	Seller	Price
6/11/2008	2270 SHAW ROAD LTD		0

COMMERCIAL

Scale: 5ft

- A** 1 s Br/Slab
1008 sqft
- B** Fr GR2
504 sqft
- C** PR1
120 sqft



Muskingum County, Ohio - Property Record Card
Parcel: 62-74-01-21-550
Card: 1

GENERAL PARCEL INFORMATION

Owner 2270 SHAW ROAD LTD
 Property Address 2520 ORCHARD PARK ZANESVILLE OH
 Mailing Address 43701

Land Use
 Legal Description 550 - CONDOMINIUM RESIDENTIAL UNIT
 UNIT #2520 ORCHARD PARK CONDOS

VALUATION

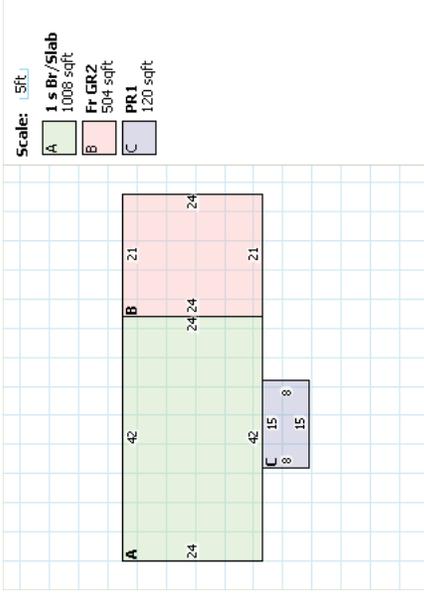
	Appraised	Assessed
Land Value	\$25,000.00	\$8,750.00
Improvements Value	\$88,600.00	\$31,010.00
CAUV Value	\$0.00	\$0.00
Taxable Value	\$39,760.00	
Annual Tax (w/o delinquencies)	\$1,561.86	

LAND

Land Type	Acreage	Depth	Frontage	Depth	Value
G3 - Unit Value	0	0	0	0	25000

AGRICULTURAL

Land Type	Land Usage	Soil Type	Acres	Value



RESIDENTIAL

Building Style	CONVENTIONAL
Year Built	2007
Stories	1
Finished Area	1008
First Floor Area	1008
Half Floor Area	0
Upper Floor Area	0
Rooms	4
Bedrooms	2
Family Rooms	0

ADDITIONS

Description	Area	Year Built	Value
PR1 - Porch Frame -	120	0	\$3,350.00
GR2 - Garage Brick	504	0	\$11,390.00

Full Baths	2
Half Baths	0
Basement	
Finished Basement Area	0
Heating	CENTRAL
Cooling	BRICK
Exterior Wall	NONE
Attic	
Number of Fireplace Openings	0
Number of Fireplace Stacks	0

IMPROVEMENTS

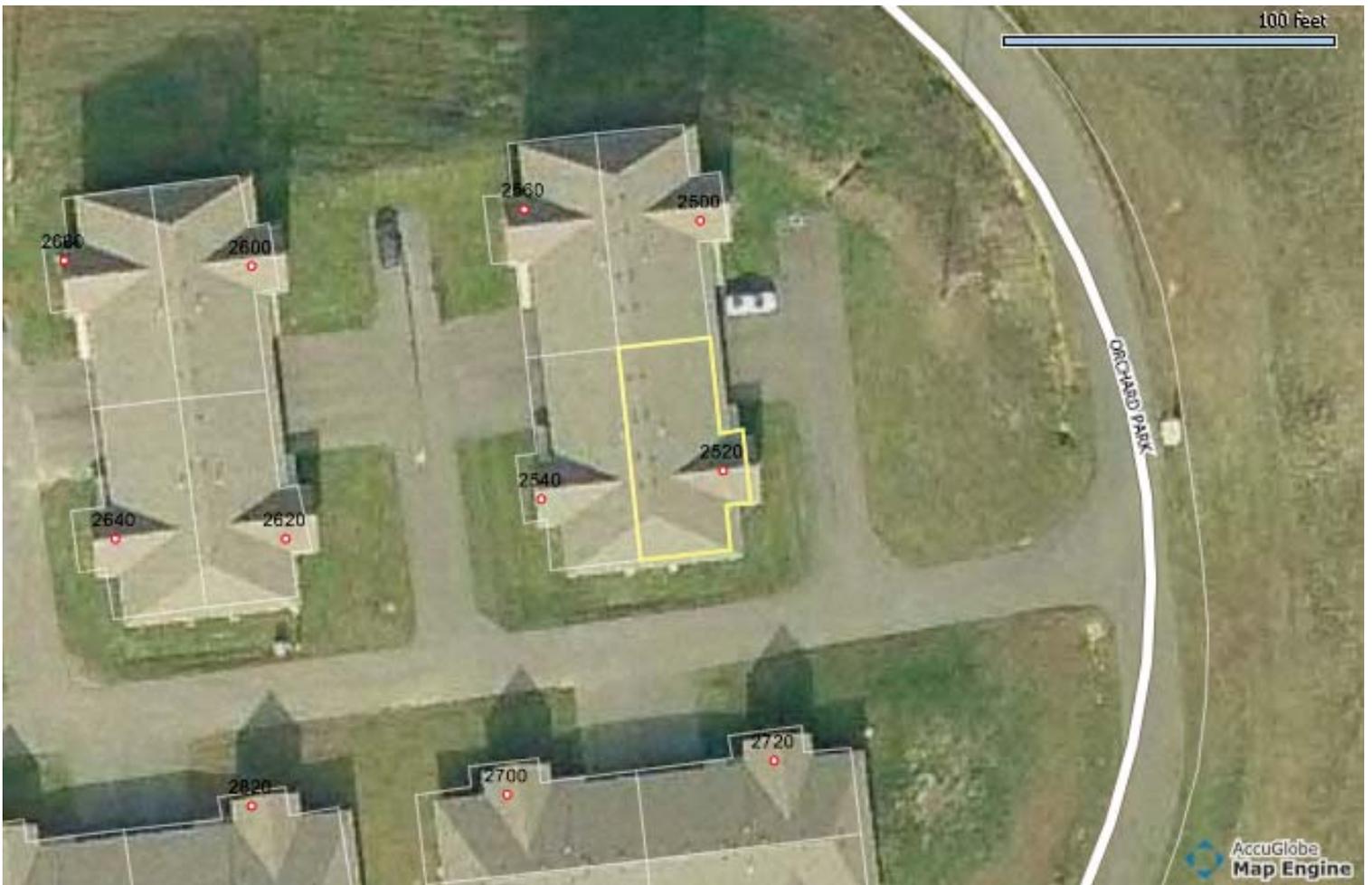
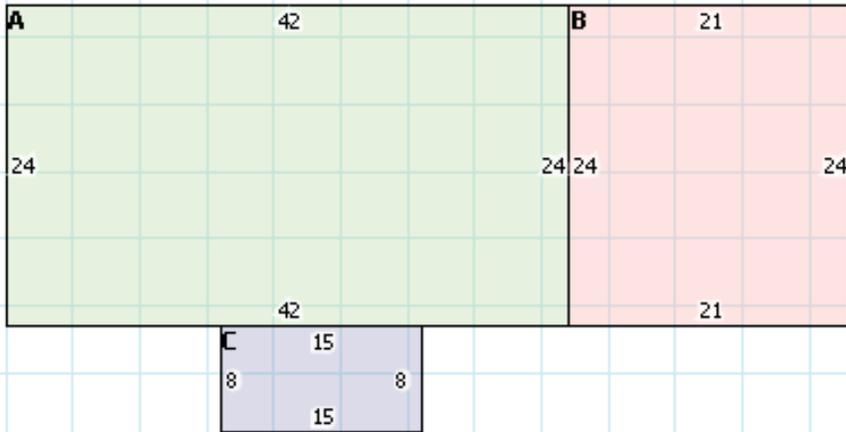
SALES

Date	Buyer	Seller	Price
6/11/2008	2270 SHAW ROAD LTD		0

COMMERCIAL

Scale: 5ft

- A 1 s Br/Slab**
1008 sqft
- B Fr GR2**
504 sqft
- C PR1**
120 sqft



Muskingum County, Ohio - Property Record Card
Parcel: 62-74-01-22-550
Card: 1

GENERAL PARCEL INFORMATION
 Owner 2270 SHAW ROAD LTD
 Property Address 2540 ORCHARD PARK ZANESVILLE OH
 Mailing Address 43701

Land Use
 Legal Description 550 - CONDOMINIUM RESIDENTIAL UNIT
 UNIT # 2540 ORCHARD PARK CONDOS

VALUATION

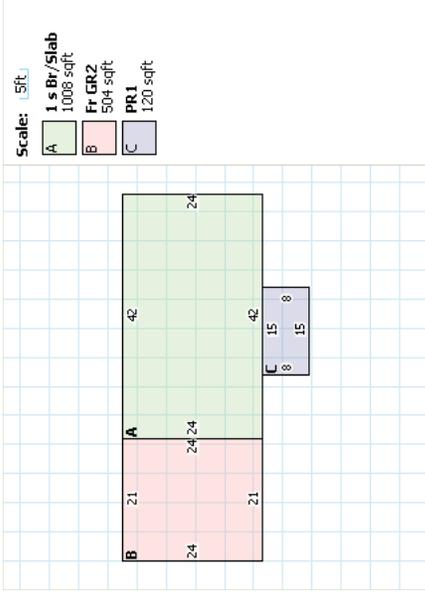
	Appraised	Assessed
Land Value	\$25,000.00	\$8,750.00
Improvements Value	\$88,600.00	\$31,010.00
CAUV Value	\$0.00	\$0.00
Taxable Value	\$39,760.00	
Annual Tax (w/o delinquencies)	\$1,561.86	

LAND

Land Type	Acreage	Depth	Frontage	Depth	Value
G3 - Unit Value	0	0	0	0	25000

AGRICULTURAL

Land Type	Land Usage	Soil Type	Acres	Value



RESIDENTIAL

Building Style	CONVENTIONAL
Year Built	2007
Stories	1
Finished Area	1008
First Floor Area	1008
Half Floor Area	0
Upper Floor Area	0
Rooms	4
Bedrooms	2
Family Rooms	0
Full Baths	2
Half Baths	0
Basement	0
Finished Basement Area	0
Heating	CENTRAL
Cooling	BRICK
Exterior Wall	NONE
Attic	0
Number of Fireplace Openings	0
Number of Fireplace Stacks	0

ADDITIONS

Description	Area	Year Built	Value
GR2 - Garage Brick	504	0	\$11,390.00
PR1 - Porch Frame -	120	0	\$3,350.00

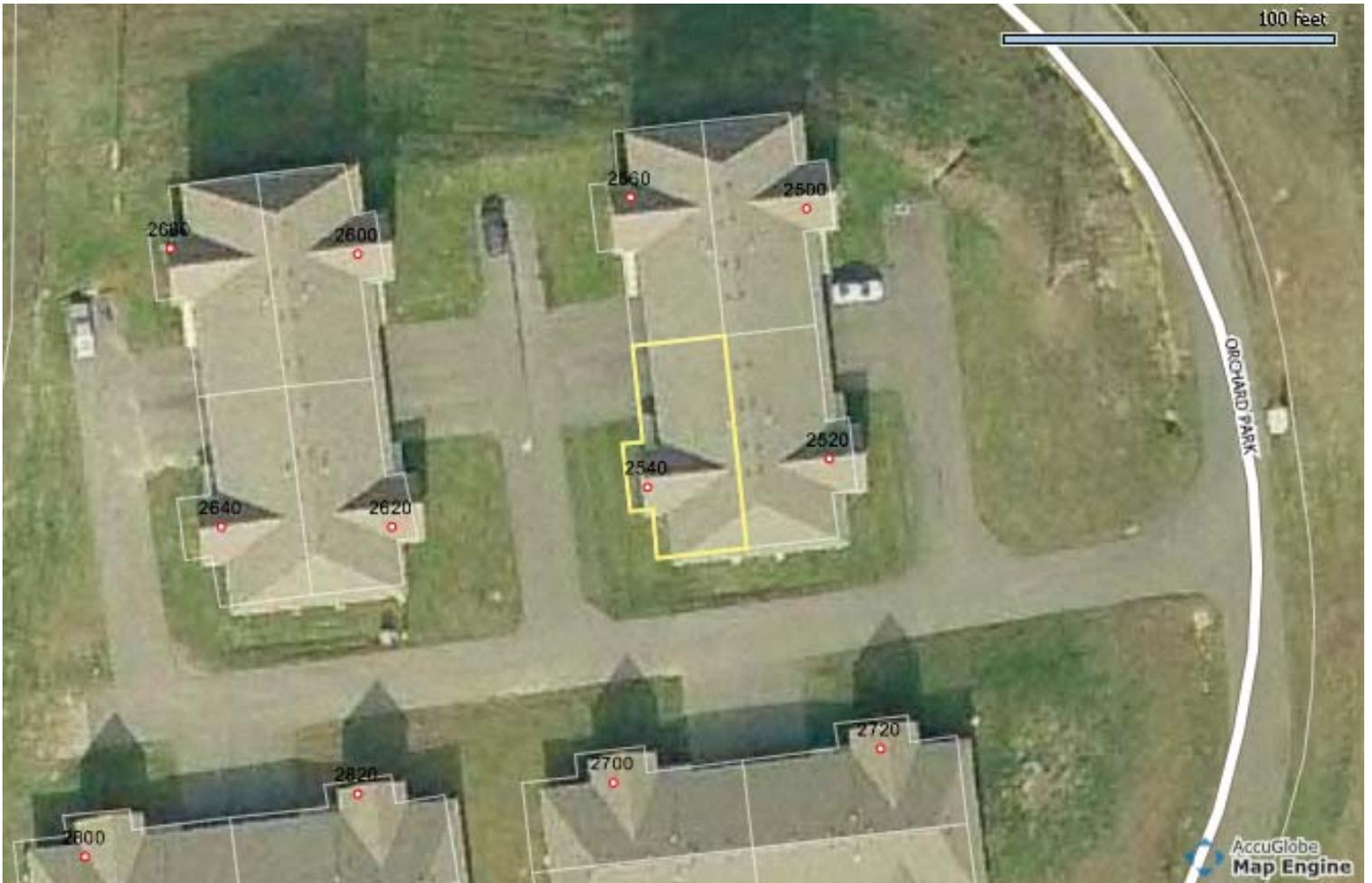
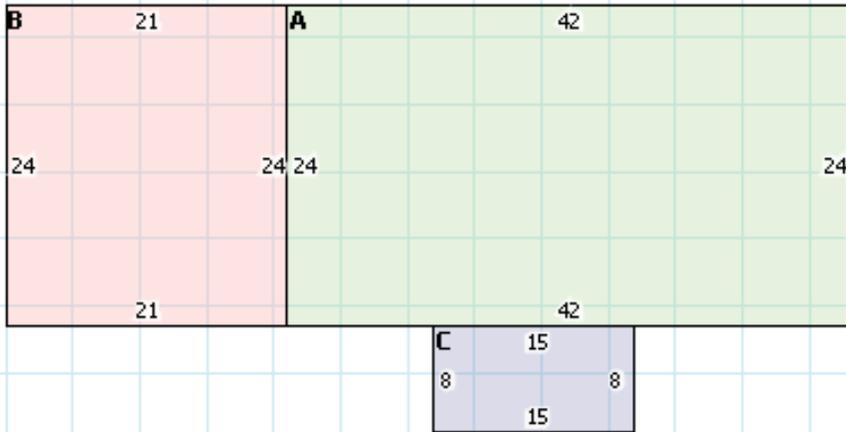
SALES

Date	Buyer	Seller	Price
6/11/2008	2270 SHAW ROAD LTD		0

COMMERCIAL

Scale: 5ft

- A** 1 s Br/Slab
1008 sqft
- B** Fr GR2
504 sqft
- C** PR1
120 sqft



Muskingum County, Ohio - Property Record Card
Parcel: 62-74-01-23-550
Card: 1

GENERAL PARCEL INFORMATION

Owner 2270 SHAW ROAD LTD
 Property Address 2560 ORCHARD PARK ZANESVILLE OH
 Mailing Address 43701

Land Use
 Legal Description 550 - CONDOMINIUM RESIDENTIAL UNIT
 UNIT #2560 ORCHARD PARK CONDOS

VALUATION

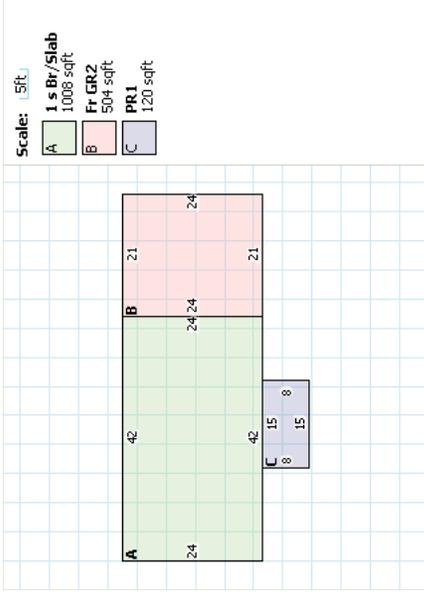
	Appraised	Assessed
Land Value	\$25,000.00	\$8,750.00
Improvements Value	\$88,600.00	\$31,010.00
CAUV Value	\$0.00	\$0.00
Taxable Value	\$39,760.00	
Annual Tax (w/o delinquencies)	\$1,561.86	

LAND

Land Type	Acreage	Depth	Frontage	Depth	Value
G3 - Unit Value	0	0	0	0	25000

AGRICULTURAL

Land Type	Land Usage	Soil Type	Acres	Value



RESIDENTIAL

Building Style	CONVENTIONAL
Year Built	2007
Stories	1
Finished Area	1008
First Floor Area	1008
Half Floor Area	0
Upper Floor Area	0
Rooms	4
Bedrooms	2
Family Rooms	0
Full Baths	2
Half Baths	0
Basement	
Finished Basement Area	0
Heating	CENTRAL
Cooling	BRICK
Exterior Wall	NONE
Attic	
Number of Fireplace Openings	0
Number of Fireplace Stacks	0

ADDITIONS

Description	Area	Year Built	Value
PR1 - Porch Frame -	120	0	\$3,350.00
GR2 - Garage Brick	504	0	\$11,390.00

IMPROVEMENTS

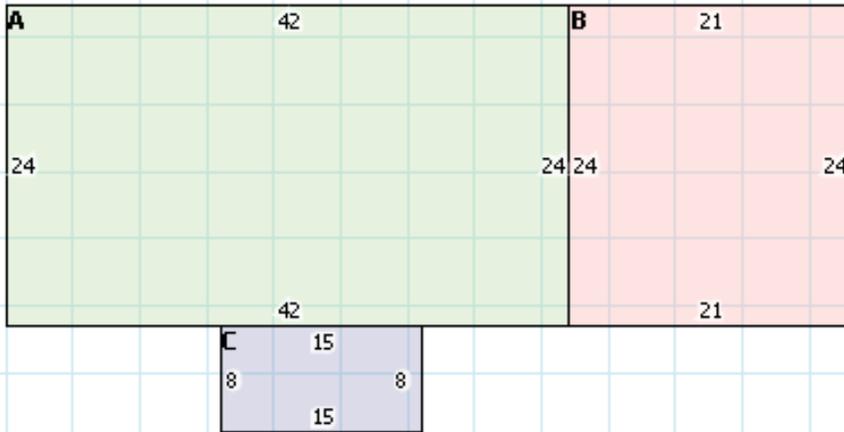
SALES

Date	Buyer	Seller	Price
6/11/2008	2270 SHAW ROAD LTD		0

COMMERCIAL

Scale: 5ft

- A 1 s Br/Slab**
1008 sqft
- B Fr GR2**
504 sqft
- C PR1**
120 sqft



Muskingum County, Ohio - Property Record Card
Parcel: 62-74-01-24-550
Card: 1

GENERAL PARCEL INFORMATION

Owner 2270 SHAW ROAD LTD
 Property Address 2600 ORCHARD PARK ZANESVILLE OH
 Mailing Address 43701

Land Use
 Legal Description 550 - CONDOMINIUM RESIDENTIAL UNIT
 UNIT #2600 ORCHARD PARK CONDOS

VALUATION

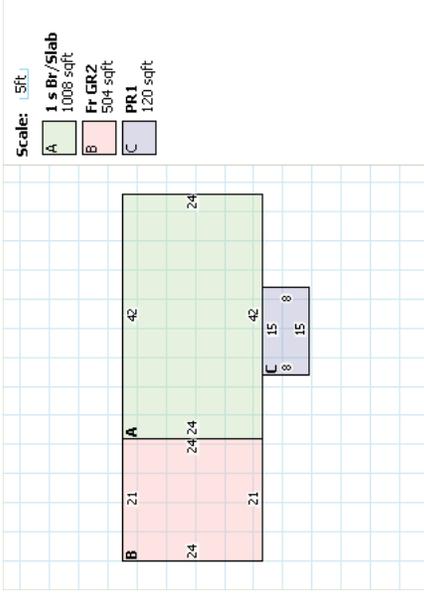
	Appraised	Assessed
Land Value	\$25,000.00	\$8,750.00
Improvements Value	\$88,600.00	\$31,010.00
CAUV Value	\$0.00	\$0.00
Taxable Value	\$39,760.00	
Annual Tax (w/o delinquencies)	\$1,561.86	

LAND

Land Type	Acreage	Depth	Frontage	Depth	Value
G3 - Unit Value	0	0	0	0	25000

AGRICULTURAL

Land Type	Land Usage	Soil Type	Acres	Value



RESIDENTIAL

	CONVENTIONAL
Building Style	2007
Year Built	1
Stories	1008
Finished Area	1008
First Floor Area	0
Half Floor Area	0
Upper Floor Area	4
Rooms	2
Bedrooms	0
Family Rooms	0

ADDITIONS

Description	Area	Year Built	Value
GR2 - Garage Brick	504	0	\$11,390.00
PR1 - Porch Frame -	120	0	\$3,350.00

Full Baths	2
Half Baths	0
Basement	
Finished Basement Area	0
Heating	CENTRAL
Cooling	BRICK
Exterior Wall	NONE
Attic	
Number of Fireplace Openings	0
Number of Fireplace Stacks	0

IMPROVEMENTS

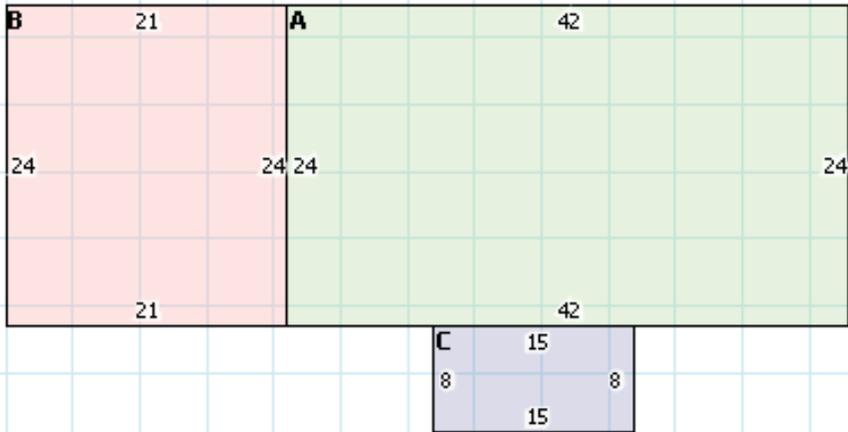
SALES

Date	Buyer	Seller	Price
6/11/2008	2270 SHAW ROAD LTD		0

COMMERCIAL

Scale: 5ft

- A** 1 s Br/Slab
1008 sqft
- B** Fr GR2
504 sqft
- C** PR1
120 sqft



Muskingum County, Ohio - Property Record Card
Parcel: 62-74-01-25-550
Card: 1

GENERAL PARCEL INFORMATION

Owner 2270 SHAW ROAD LTD
 Property Address 2620 ORCHARD PARK ZANESVILLE OH
 Mailing Address 43701

Land Use
 Legal Description 550 - CONDOMINIUM RESIDENTIAL UNIT
 UNIT #2620 ORCHARD PARK CONDOS

VALUATION

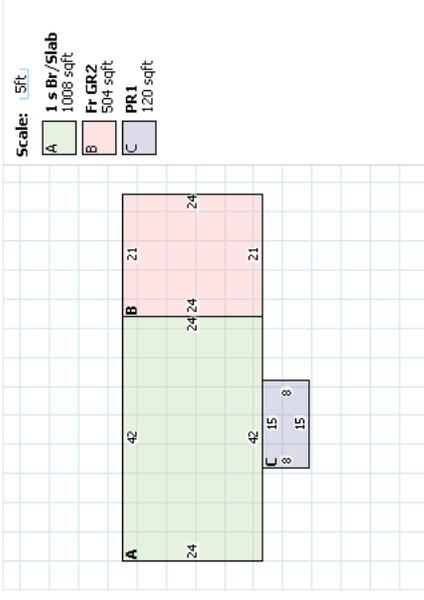
	Appraised	Assessed
Land Value	\$25,000.00	\$8,750.00
Improvements Value	\$88,600.00	\$31,010.00
CAUV Value	\$0.00	\$0.00
Taxable Value	\$39,760.00	
Annual Tax (w/o delinquencies)	\$1,561.86	

LAND

Land Type	Acreage	Depth	Frontage	Depth	Value
G3 - Unit Value	0	0	0	0	25000

AGRICULTURAL

Land Type	Land Usage	Soil Type	Acres	Value



RESIDENTIAL

Building Style	CONVENTIONAL
Year Built	2007
Stories	1
Finished Area	1008
First Floor Area	1008
Half Floor Area	0
Upper Floor Area	0
Rooms	4
Bedrooms	2
Family Rooms	0

ADDITIONS

Description	Area	Year Built	Value
PR1 - Porch Frame -	120	0	\$3,350.00
GR2 - Garage Brick	504	0	\$11,390.00

Full Baths	2
Half Baths	0
Basement	
Finished Basement Area	0
Heating	CENTRAL
Cooling	BRICK
Exterior Wall	NONE
Attic	
Number of Fireplace Openings	0
Number of Fireplace Stacks	0

IMPROVEMENTS

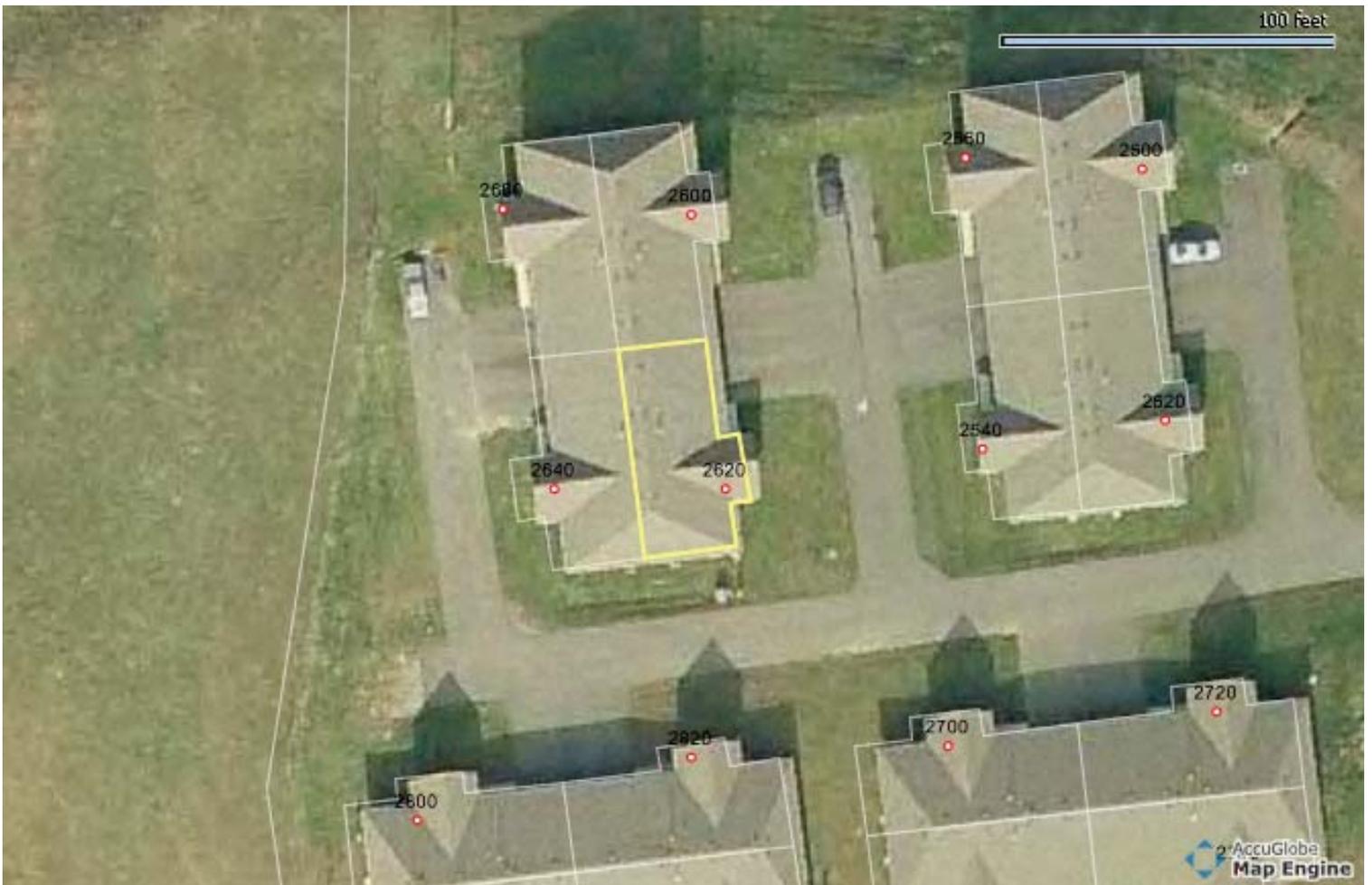
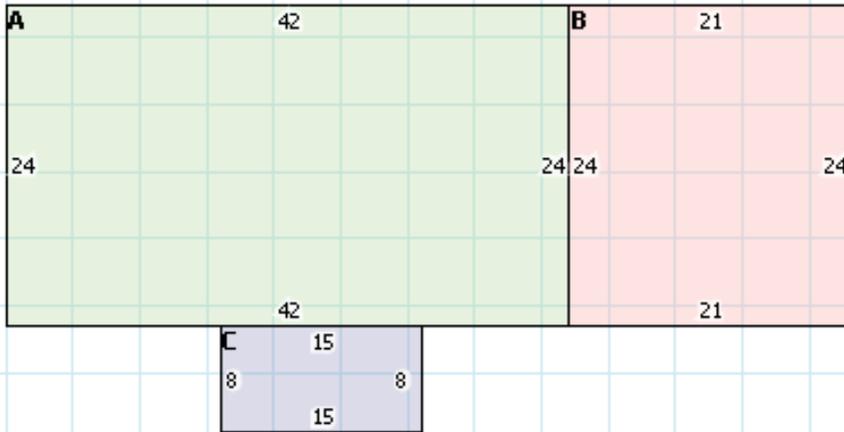
SALES

Date	Buyer	Seller	Price
6/11/2008	2270 SHAW ROAD LTD		0

COMMERCIAL

Scale: 1/4" = 5ft

- A** 1 s Br/Slab
1008 sqft
- B** Fr GR2
504 sqft
- C** PR1
120 sqft



Muskingum County, Ohio - Property Record Card
Parcel: 62-74-01-26-550
Card: 1

GENERAL PARCEL INFORMATION

Owner 2270 SHAW ROAD LTD
 Property Address 2640 ORCHARD PARK ZANESVILLE OH
 Mailing Address 43701

Land Use
 Legal Description 550 - CONDOMINIUM RESIDENTIAL UNIT
 UNIT # 2640 ORCHARD PARK CONDOS

VALUATION

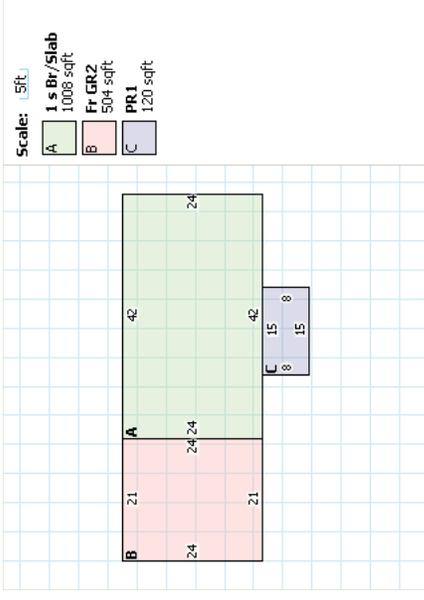
	Appraised	Assessed
Land Value	\$25,000.00	\$8,750.00
Improvements Value	\$88,600.00	\$31,010.00
CAUV Value	\$0.00	\$0.00
Taxable Value	\$39,760.00	
Annual Tax (w/o delinquencies)	\$1,561.86	

LAND

Land Type	Acreage	Depth	Frontage	Depth	Value
G3 - Unit Value	0	0	0	0	25000

AGRICULTURAL

Land Type	Land Usage	Soil Type	Acres	Value



RESIDENTIAL

Building Style	CONVENTIONAL
Year Built	2007
Stories	1
Finished Area	1008
First Floor Area	1008
Half Floor Area	0
Upper Floor Area	0
Rooms	4
Bedrooms	2
Family Rooms	0

ADDITIONS

Description	Area	Year Built	Value
PR1 - Porch Frame -	120	0	\$3,350.00
GR2 - Garage Brick	504	0	\$11,390.00

Full Baths	2
Half Baths	0
Basement	
Finished Basement Area	0
Heating	HEAT
Cooling	CENTRAL
Exterior Wall	BRICK
Attic	NONE
Number of Fireplace Openings	0
Number of Fireplace Stacks	0

IMPROVEMENTS

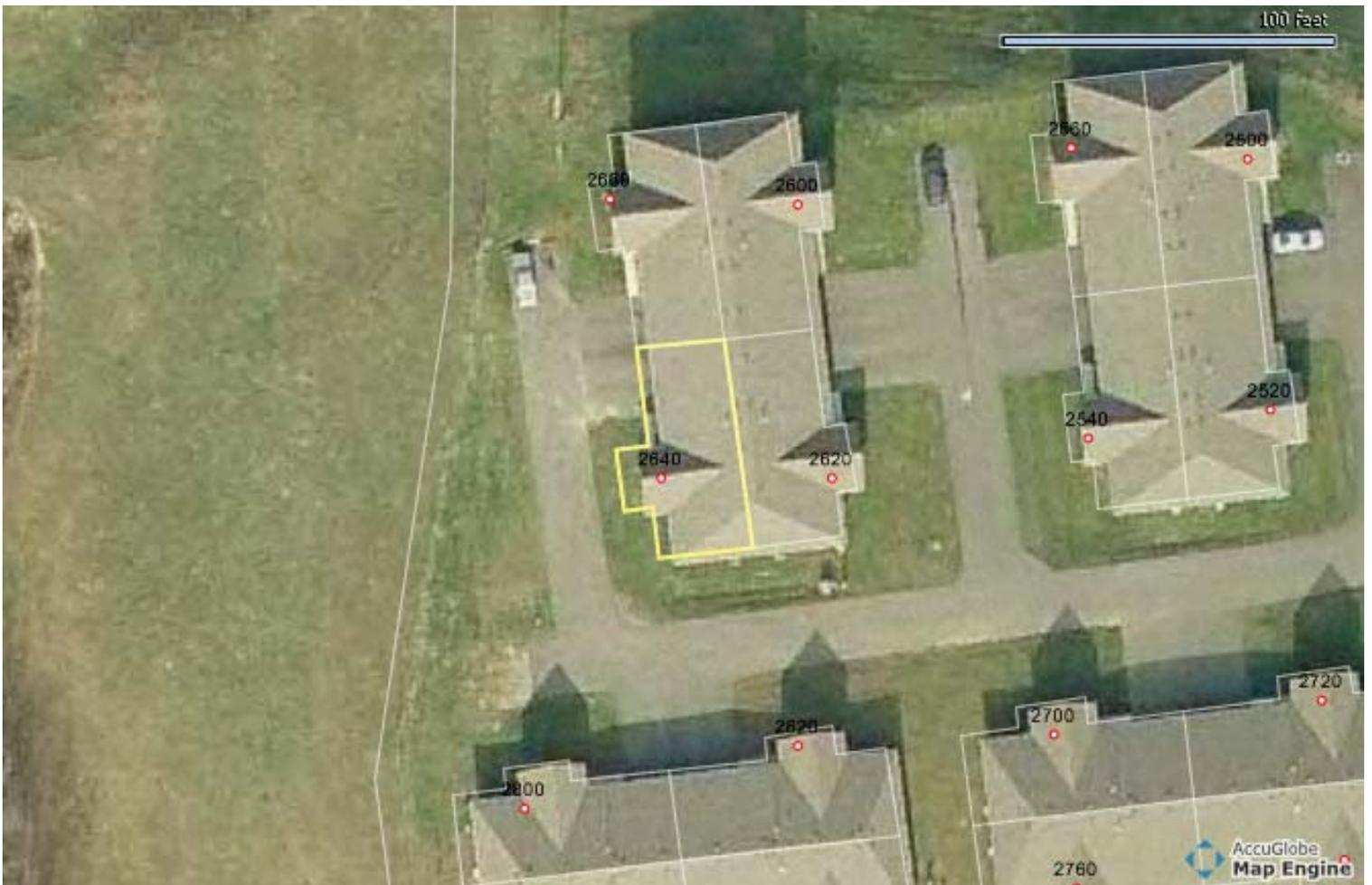
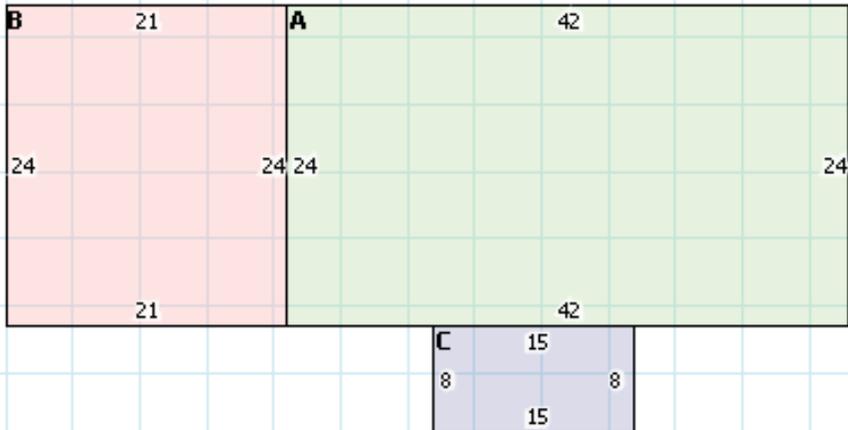
SALES

Date	Buyer	Seller	Price
6/11/2008	2270 SHAW ROAD LTD		0

COMMERCIAL

Scale: 5ft

- A** 1 s Br/Slab
1008 sqft
- B** Fr GR2
504 sqft
- C** PR1
120 sqft



Muskingum County, Ohio - Property Record Card
Parcel: 62-74-01-27-550
Card: 1

GENERAL PARCEL INFORMATION

Owner 2270 SHAW ROAD LTD
 Property Address 2660 ORCHARD PARK ZANESVILLE OH
 Mailing Address 43701

Land Use
 Legal Description 550 - CONDOMINIUM RESIDENTIAL UNIT
 UNIT #2660 ORCHARD PARK CONDOS

VALUATION

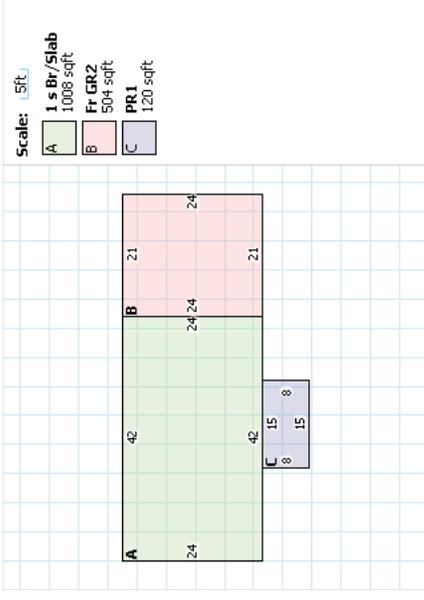
	Appraised	Assessed
Land Value	\$25,000.00	\$8,750.00
Improvements Value	\$88,600.00	\$31,010.00
CAUV Value	\$0.00	\$0.00
Taxable Value	\$39,760.00	
Annual Tax (w/o delinquencies)	\$1,561.86	

LAND

Land Type	Acreage	Depth	Frontage	Depth	Value
G3 - Unit Value	0	0	0	0	25000

AGRICULTURAL

Land Type	Land Usage	Soil Type	Acres	Value



RESIDENTIAL

Building Style	CONVENTIONAL
Year Built	2007
Stories	1
Finished Area	1008
First Floor Area	1008
Upper Floor Area	0
Rooms	4
Bedrooms	2
Family Rooms	0
Full Baths	2
Half Baths	0
Basement	0
Finished Basement Area	0
Heating	CENTRAL
Cooling	BRICK
Exterior Wall	NONE
Attic	0
Number of Fireplace Openings	0
Number of Fireplace Stacks	0

ADDITIONS

Description	Area	Year Built	Value
PR1 - Porch Frame -	120	0	\$3,350.00
GR2 - Garage Brick	504	0	\$11,390.00

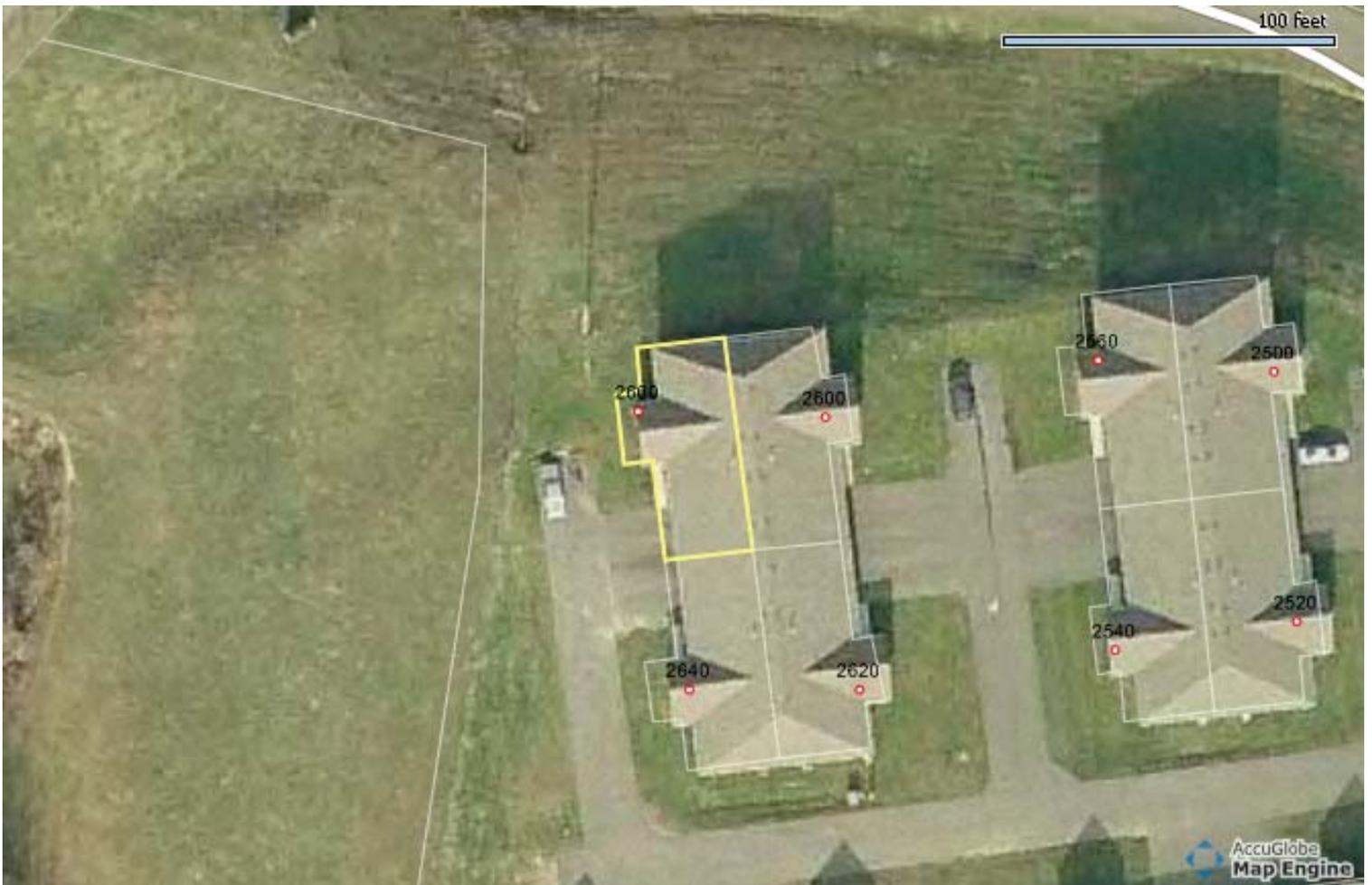
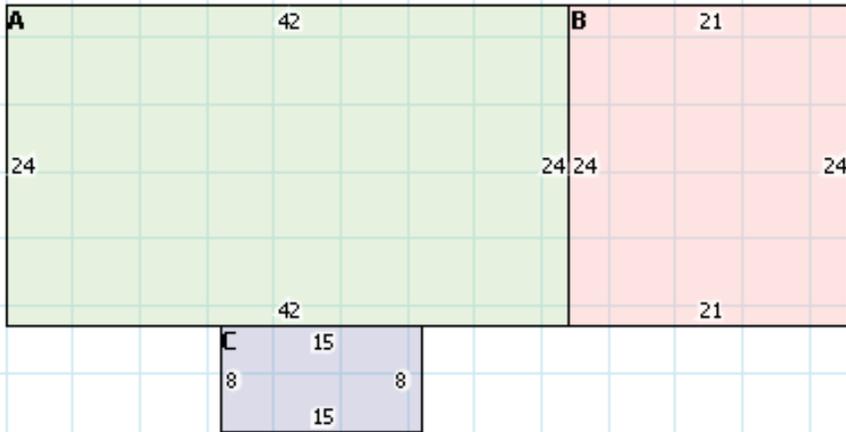
SALES

Date	Buyer	Seller	Price
6/11/2008	2270 SHAW ROAD LTD		0

COMMERCIAL

Scale: 5ft

- A** 1 s Br/Slab
1008 sqft
- B** Fr GR2
504 sqft
- C** PR1
120 sqft



Muskingum County, Ohio - Property Record Card
Parcel: 62-74-01-28-550
Card: 1

GENERAL PARCEL INFORMATION

Owner 2270 SHAW ROAD LTD
 Property Address 2700 ORCHARD PARK ZANESVILLE OH
 Mailing Address 43701

Land Use
 Legal Description 550 - CONDOMINIUM RESIDENTIAL UNIT
 UNIT #2700 ORCHARD PARK CONDOS

VALUATION

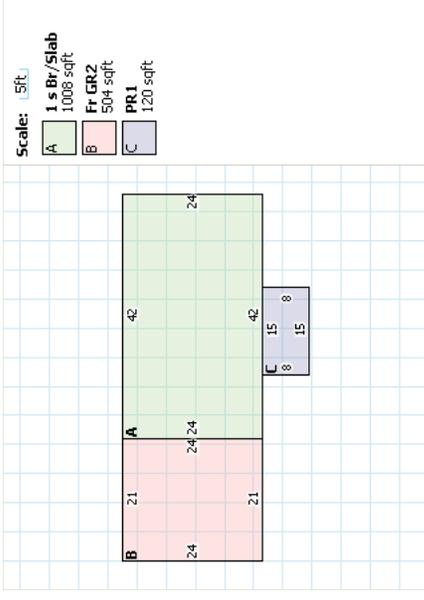
	Appraised	Assessed
Land Value	\$25,000.00	\$8,750.00
Improvements Value	\$88,600.00	\$31,010.00
CAUV Value	\$0.00	\$0.00
Taxable Value	\$39,760.00	
Annual Tax (w/o delinquencies)	\$1,561.86	

LAND

Land Type	Acreage	Depth	Frontage	Depth	Value
G3 - Unit Value	0	0	0	0	25000

AGRICULTURAL

Land Type	Land Usage	Soil Type	Acres	Value



RESIDENTIAL

Building Style	CONVENTIONAL
Year Built	2007
Stories	1
Finished Area	1008
First Floor Area	1008
Upper Floor Area	0
Rooms	4
Bedrooms	2
Family Rooms	0

ADDITIONS

Description	Area	Year Built	Value
PR1 - Porch Frame -	120	0	\$3,350.00
GR2 - Garage Brick	504	0	\$11,390.00

Full Baths	2
Half Baths	0
Basement	
Finished Basement Area	0
Heating	CENTRAL
Cooling	BRICK
Exterior Wall	NONE
Attic	
Number of Fireplace Openings	0
Number of Fireplace Stacks	0

IMPROVEMENTS

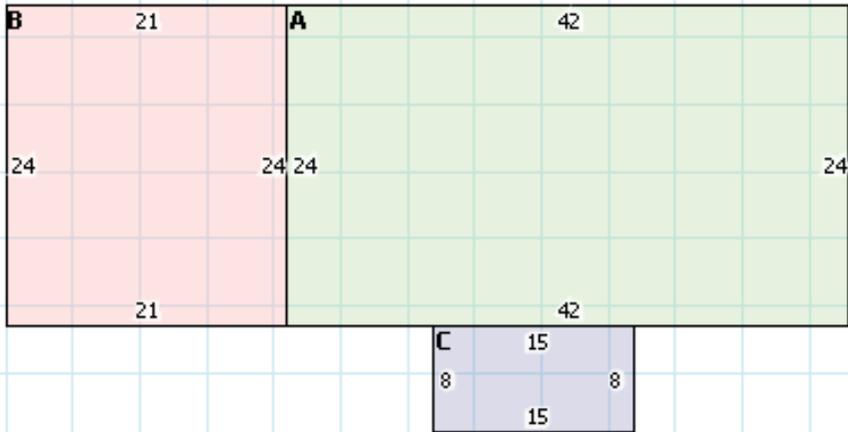
SALES

Date	Buyer	Seller	Price
6/11/2008	2270 SHAW ROAD LTD		0

COMMERCIAL

Scale: 5ft

- A** 1 s Br/Slab
1008 sqft
- B** Fr GR2
504 sqft
- C** PR1
120 sqft



Muskingum County, Ohio - Property Record Card
Parcel: 62-74-01-29-550
Card: 1

GENERAL PARCEL INFORMATION

Owner 2270 SHAW ROAD LTD
 Property Address 2720 ORCHARD PARK ZANESVILLE OH
 Mailing Address 43701

Land Use
 Legal Description 550 - CONDOMINIUM RESIDENTIAL UNIT
 UNIT #2720 ORCHARD PARK CONDOS

VALUATION

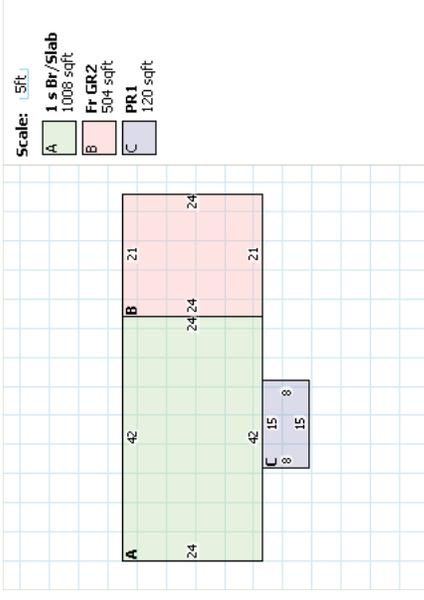
	Appraised	Assessed
Land Value	\$25,000.00	\$8,750.00
Improvements Value	\$88,600.00	\$31,010.00
CAUV Value	\$0.00	\$0.00
Taxable Value	\$39,760.00	
Annual Tax (w/o delinquencies)	\$1,561.86	

LAND

Land Type	Acreage	Depth	Frontage	Depth	Value
G3 - Unit Value	0	0	0	0	25000

AGRICULTURAL

Land Type	Land Usage	Soil Type	Acres	Value



RESIDENTIAL

Building Style	CONVENTIONAL
Year Built	2007
Stories	1
Finished Area	1008
First Floor Area	1008
Upper Floor Area	0
Rooms	4
Bedrooms	2
Family Rooms	0
Full Baths	2
Half Baths	0
Basement	0
Finished Basement Area	0
Heating	CENTRAL
Cooling	BRICK
Exterior Wall	NONE
Attic	0
Number of Fireplace Openings	0
Number of Fireplace Stacks	0

ADDITIONS

Description	Area	Year Built	Value
PR1 - Porch Frame -	120	0	\$3,350.00
GR2 - Garage Brick	504	0	\$11,390.00

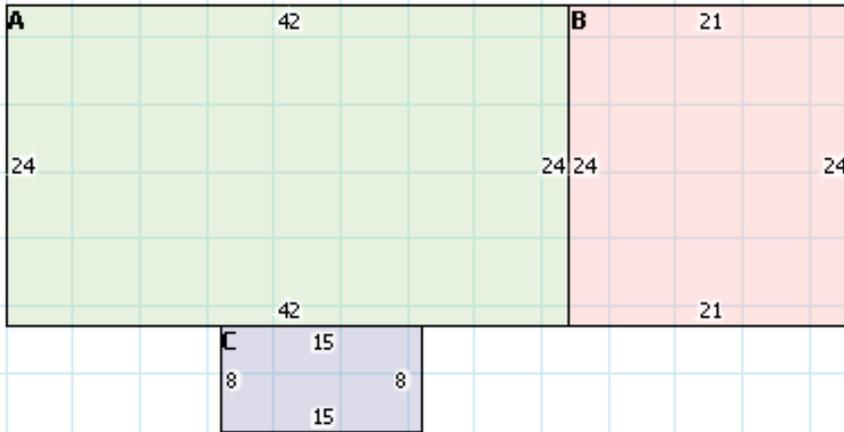
SALES

Date	Buyer	Seller	Price
6/11/2008	2270 SHAW ROAD LTD		0

COMMERCIAL

Scale: 5ft

- A** 1 s Br/Slab
1008 sqft
- B** Fr GR2
504 sqft
- C** PR1
120 sqft



Muskingum County, Ohio - Property Record Card
Parcel: 62-74-01-31-550
Card: 1

GENERAL PARCEL INFORMATION

Owner 2270 SHAW ROAD LTD
 Property Address 2760 ORCHARD PARK ZANESVILLE OH
 Mailing Address 43701

Land Use
 Legal Description 550 - CONDOMINIUM RESIDENTIAL UNIT
 UNIT #2760 ORCHARD PARK CONDOS

VALUATION

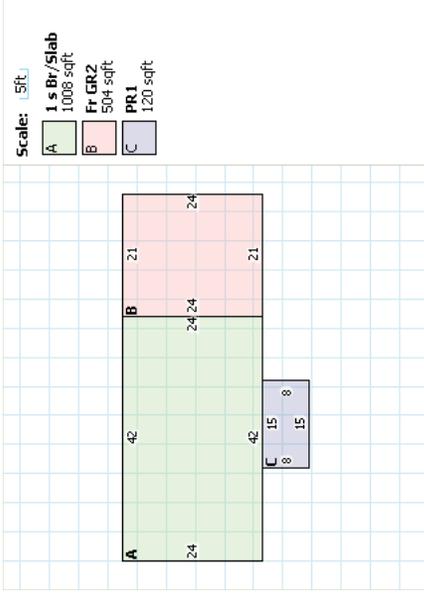
Land Value	Appraised	Assessed
Improvements Value	\$25,000.00	\$8,750.00
CAUV Value	\$88,600.00	\$31,010.00
Taxable Value	\$0.00	\$0.00
Annual Tax (w/o delinquencies)	\$39,760.00	\$1,561.86

LAND

Land Type	Acreage	Depth	Frontage	Depth	Value
G3 - Unit Value	0	0	0	0	25000

AGRICULTURAL

Land Type	Land Usage	Soil Type	Acres	Value



RESIDENTIAL

Building Style	CONVENTIONAL
Year Built	2007
Stories	1
Finished Area	1008
First Floor Area	1008
Half Floor Area	0
Upper Floor Area	0
Rooms	4
Bedrooms	2
Family Rooms	0
Full Baths	2
Half Baths	0
Basement	0
Finished Basement Area	0
Heating	CENTRAL
Cooling	BRICK
Exterior Wall	NONE
Attic	0
Number of Fireplace Openings	0
Number of Fireplace Stacks	0

ADDITIONS

Description	Area	Year Built	Value
PR1 - Porch Frame -	120	0	\$3,350.00
GR2 - Garage Brick	504	0	\$11,390.00

IMPROVEMENTS

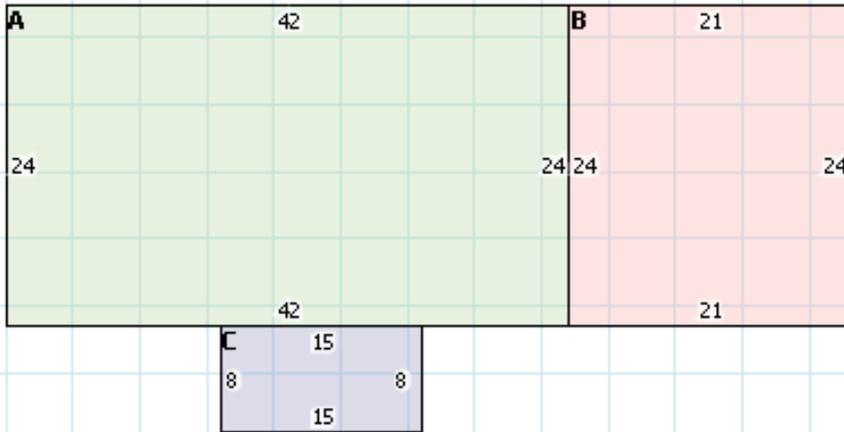
SALES

Date	Buyer	Seller	Price
6/11/2008	2270 SHAW ROAD LTD		0

COMMERCIAL

Scale: 5ft

- A 1 s Br/Slab**
1008 sqft
- B Fr GR2**
504 sqft
- C PR1**
120 sqft



Muskingum County, Ohio - Property Record Card
Parcel: 62-74-01-32-550
Card: 1

GENERAL PARCEL INFORMATION

Owner 2270 SHAW ROAD LTD
 Property Address 2800 ORCHARD PARK ZANESVILLE OH
 Mailing Address 43701

Land Use
 Legal Description 550 - CONDOMINIUM RESIDENTIAL UNIT
 UNIT #2800 ORCHARD PARK CONDOS

VALUATION

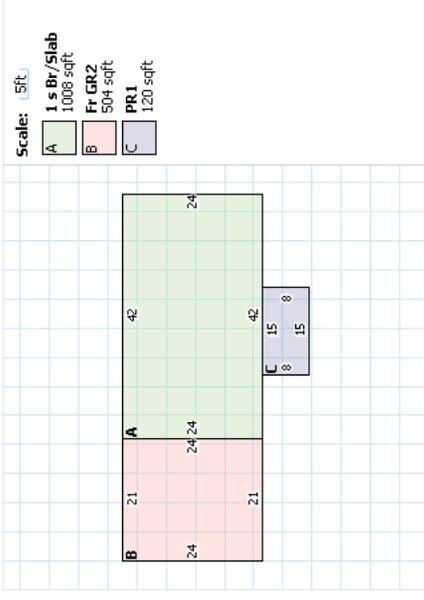
Land Value	Appraised	Assessed
Improvements Value	\$25,000.00	\$8,750.00
CAUV Value	\$88,600.00	\$31,010.00
Taxable Value	\$0.00	\$0.00
Annual Tax (w/o delinquencies)	\$39,760.00	\$1,766.58

LAND

Land Type	Acreage	Depth	Frontage	Depth	Value
G3 - Unit Value	0	0	0	0	25000

AGRICULTURAL

Land Type	Land Usage	Soil Type	Acres	Value



RESIDENTIAL

Building Style	CONVENTIONAL
Year Built	2007
Stories	1
Finished Area	1008
First Floor Area	1008
Half Floor Area	0
Upper Floor Area	0
Rooms	4
Bedrooms	2
Family Rooms	0
Full Baths	2
Half Baths	0
Basement	Basement
Finished Basement Area	0
Heating	HEAT
Cooling	CENTRAL
Exterior Wall	BRICK
Attic	NONE
Number of Fireplace Openings	0
Number of Fireplace Stacks	0

ADDITIONS

Description	Area	Year Built	Value
GR2 - Garage Brick	504	0	\$11,390.00
PR1 - Porch Frame -	120	0	\$3,350.00

IMPROVEMENTS

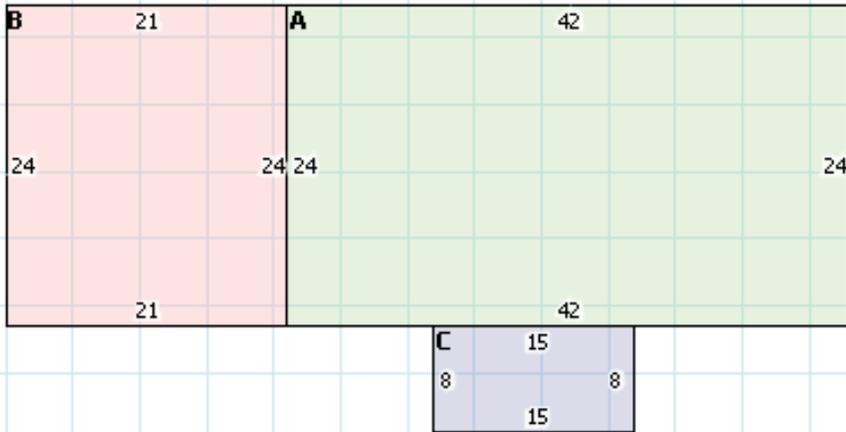
SALES

Date	Buyer	Seller	Price
6/11/2008	2270 SHAW ROAD LTD		0

COMMERCIAL

Scale: 5ft

- A** 1 s Br/Slab
1008 sqft
- B** Fr GR2
504 sqft
- C** PR1
120 sqft



Muskingum County, Ohio - Property Record Card
Parcel: 62-74-01-35-550
Card: 1

GENERAL PARCEL INFORMATION

Owner 2270 SHAW ROAD LTD
 Property Address 2860 ORCHARD PARK ZANESVILLE OH
 Mailing Address 43701

Land Use
 Legal Description 550 - CONDOMINIUM RESIDENTIAL UNIT
 UNIT #2860 ORCHARD PARK CONDOS

VALUATION

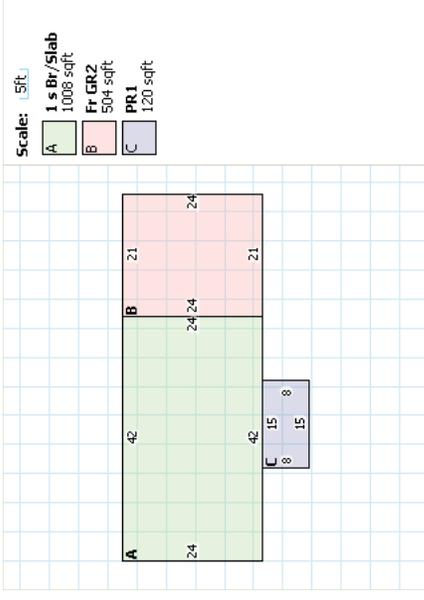
Land Value	Appraised	Assessed
Improvements Value	\$25,000.00	\$8,750.00
CAUV Value	\$88,600.00	\$31,010.00
Taxable Value	\$0.00	\$0.00
Annual Tax (w/o delinquencies)	\$39,760.00	\$1,561.86

LAND

Land Type	Acreage	Depth	Frontage	Depth	Value
G3 - Unit Value	0	0	0	0	25000

AGRICULTURAL

Land Type	Land Usage	Soil Type	Acres	Value



RESIDENTIAL

Building Style	CONVENTIONAL
Year Built	2007
Stories	1
Finished Area	1008
First Floor Area	1008
Half Floor Area	0
Upper Floor Area	0
Rooms	4
Bedrooms	2
Family Rooms	0
Full Baths	2
Half Baths	0
Basement	0
Finished Basement Area	0
Heating	CENTRAL
Cooling	BRICK
Exterior Wall	NONE
Attic	0
Number of Fireplace Openings	0
Number of Fireplace Stacks	0

ADDITIONS

Description	Area	Year Built	Value
PR1 - Porch Frame -	120	0	\$3,350.00
GR2 - Garage Brick	504	0	\$11,390.00

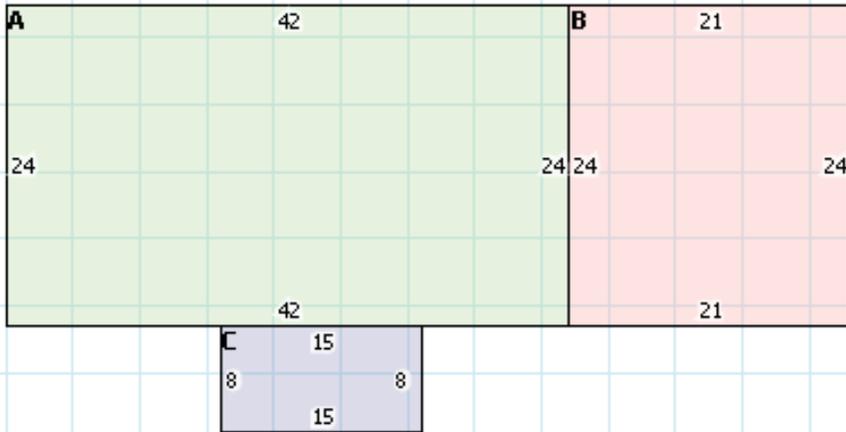
SALES

Date	Buyer	Seller	Price
6/11/2008	2270 SHAW ROAD LTD		0

COMMERCIAL

Scale: 5ft

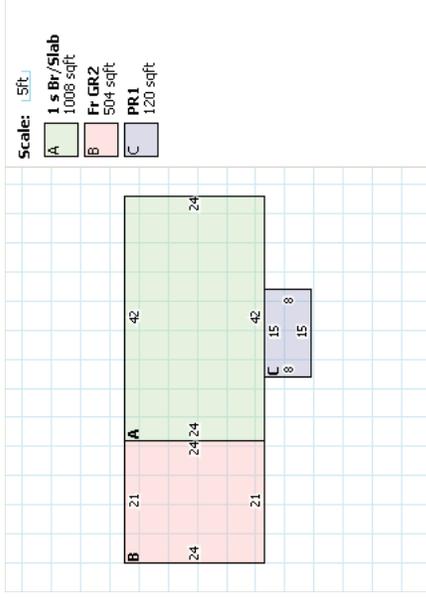
- A** 1 s Br/Slab
1008 sqft
- B** Fr GR2
504 sqft
- C** PR1
120 sqft



Muskingum County, Ohio - Property Record Card
Parcel: 62-74-01-36-550
Card: 1

GENERAL PARCEL INFORMATION
 Owner 2270 SHAW ROAD LTD
 Property Address 2900 ORCHARD PARK 43701
 Mailing Address

Land Use 550 - CONDOMINIUM RESIDENTIAL UNIT
 Legal Description UNIT #2900 ORCHARD PARK CONDOS



VALUATION		
	Appraised	Assessed
Land Value	\$25,000.00	\$8,750.00
Improvements Value	\$88,600.00	\$31,010.00
CAUV Value	\$0.00	\$0.00
Taxable Value	\$39,760.00	
Annual Tax (w/o delinquencies)	\$1,561.86	

LAND				
Land Type	Acreage	Depth	Frontage	Value
G3 - Unit Value	0	0	0	25000

RESIDENTIAL	
Building Style	CONVENTIONAL
Year Built	2007
Stories	1
Finished Area	1008
First Floor Area	1008
Half Floor Area	0
Upper Floor Area	0
Rooms	4
Bedrooms	2
Family Rooms	0

ADDITIONS			
Description	Area	Year Built	Value
GR2 - Garage Brick	504	0	\$11,390.00
PR1 - Porch Frame -	120	0	\$3,350.00

Full Baths	2
Half Baths	0
Basement	
Finished Basement Area	0
Heating	CENTRAL
Cooling	BRICK
Exterior Wall	NONE
Attic	
Number of Fireplace Openings	0
Number of Fireplace Stacks	0

IMPROVEMENTS

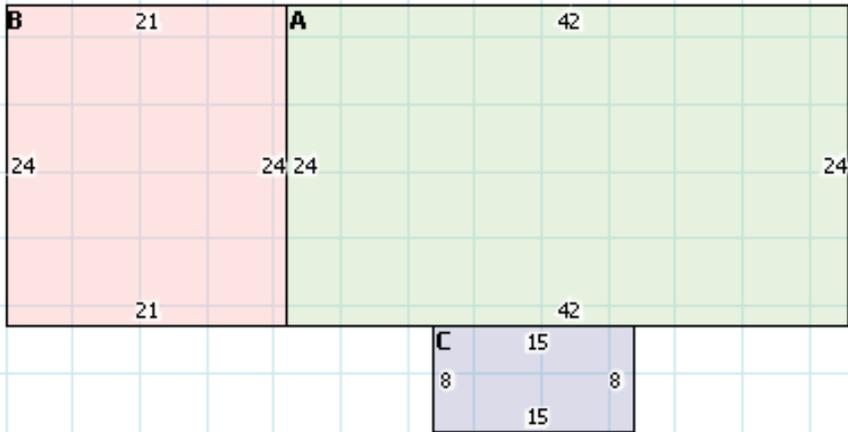
AGRICULTURAL			
Land Type	Land Usage	Soil Type	Value

SALES			
Date	Buyer	Seller	Price
6/11/2008	2270 SHAW ROAD LTD		0

COMMERCIAL

Scale: 5ft

- A** 1 s Br/Slab
1008 sqft
- B** Fr GR2
504 sqft
- C** PR1
120 sqft



Muskingum County, Ohio - Property Record Card
Parcel: 62-74-01-37-550
Card: 1

GENERAL PARCEL INFORMATION

Owner 2270 SHAW ROAD LTD
 Property Address 2920 ORCHARD PARK 43701
 Mailing Address

Land Use 550 - CONDOMINIUM RESIDENTIAL UNIT
 Legal Description UNIT #2920 ORCHARD PARK CONDOS

VALUATION

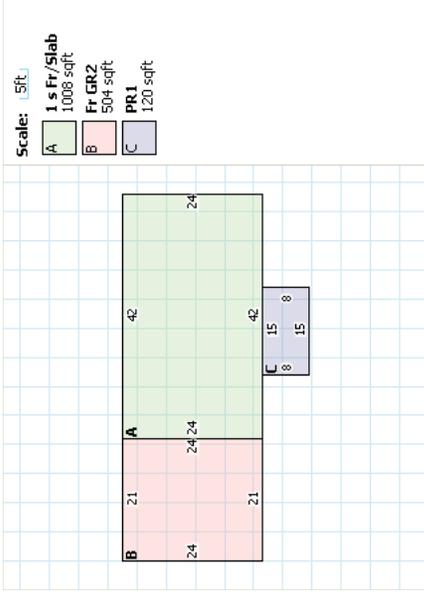
Land Value	Appraised	Assessed
Improvements Value	\$25,000.00	\$8,750.00
CAUV Value	\$88,600.00	\$31,010.00
Taxable Value	\$0.00	\$0.00
Annual Tax (w/o delinquencies)	\$39,760.00	\$1,561.86

LAND

Land Type	Acreage	Depth	Frontage	Depth	Value
G3 - Unit Value	0	0	0	0	25000

AGRICULTURAL

Land Type	Land Usage	Soil Type	Acres	Value



RESIDENTIAL

Building Style	CONVENTIONAL
Year Built	2007
Stories	1
Finished Area	1008
First Floor Area	1008
Upper Floor Area	0
Rooms	4
Bedrooms	2
Family Rooms	0
Full Baths	2
Half Baths	0
Basement	Basement
Finished Basement Area	0
Heating	CENTRAL
Cooling	BRICK
Exterior Wall	NONE
Attic	0
Number of Fireplace Openings	0
Number of Fireplace Stacks	0

ADDITIONS

Description	Area	Year Built	Value
GR2 - Garage Brick	504	0	\$11,390.00
PR1 - Porch Frame -	120	0	\$3,350.00

IMPROVEMENTS

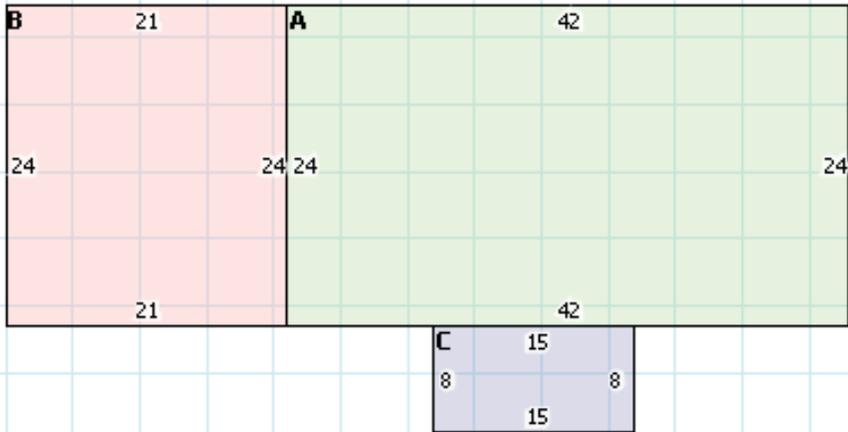
SALES

Date	Buyer	Seller	Price
6/11/2008	2270 SHAW ROAD LTD		0

COMMERCIAL

Scale: 5ft

- A** 1 s Fr/Slab
1008 sqft
- B** Fr GR2
504 sqft
- C** PR1
120 sqft



Muskingum County, Ohio - Property Record Card
Parcel: 62-74-01-38-550
Card: 1

GENERAL PARCEL INFORMATION

Owner 2270 SHAW ROAD LTD
 Property Address 2940 ORCHARD PARK 43701
 Mailing Address

Land Use 550 - CONDOMINIUM RESIDENTIAL UNIT
 Legal Description UNIT #2940 ORCHARD PARK CONDOS

VALUATION

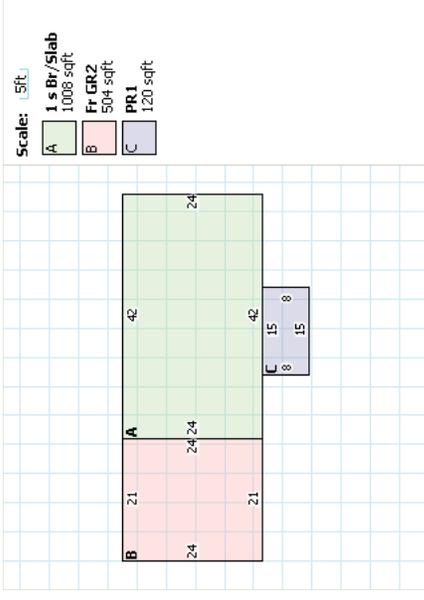
Land Value	Appraised	Assessed
Improvements Value	\$25,000.00	\$8,750.00
CAUV Value	\$88,600.00	\$31,010.00
Taxable Value	\$0.00	\$0.00
Annual Tax (w/o delinquencies)	\$39,760.00	\$1,561.78

LAND

Land Type	Acreage	Depth	Frontage	Depth	Value
G3 - Unit Value	0	0	0	0	25000

AGRICULTURAL

Land Type	Land Usage	Soil Type	Acres	Value



RESIDENTIAL

Building Style	CONVENTIONAL
Year Built	2007
Stories	1
Finished Area	1008
First Floor Area	1008
Half Floor Area	0
Upper Floor Area	0
Rooms	4
Bedrooms	2
Family Rooms	0
Full Baths	2
Half Baths	0
Basement	Basement
Finished Basement Area	0
Heating	CENTRAL
Cooling	BRICK
Exterior Wall	NONE
Attic	0
Number of Fireplace Openings	0
Number of Fireplace Stacks	0

ADDITIONS

Description	Area	Year Built	Value
PR1 - Porch Frame -	120	0	\$3,350.00
GR2 - Garage Brick	504	0	\$11,390.00

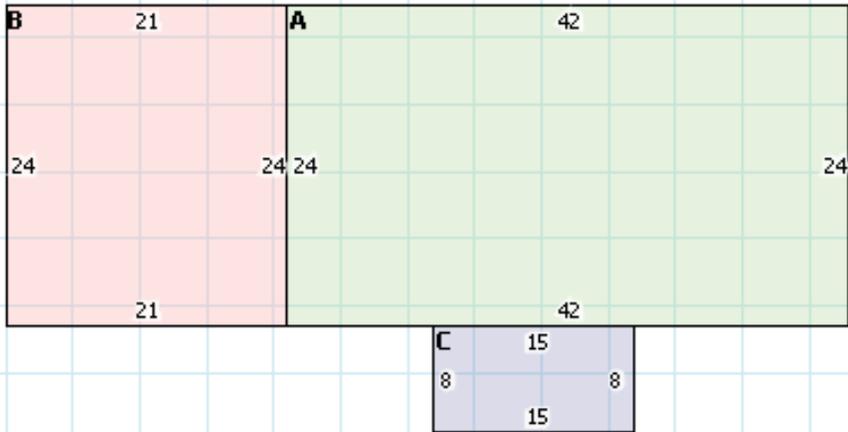
SALES

Date	Buyer	Seller	Price
6/11/2008	2270 SHAW ROAD LTD		0

COMMERCIAL

Scale: 5ft

- A** 1 s Br/Slab
1008 sqft
- B** Fr GR2
504 sqft
- C** PR1
120 sqft



Muskingum County, Ohio - Property Record Card
Parcel: 62-74-01-39-550
Card: 1

GENERAL PARCEL INFORMATION

Owner 2270 SHAW ROAD LTD
 Property Address 2960 ORCHARD PARK 43701
 Mailing Address

Land Use 550 - CONDOMINIUM RESIDENTIAL UNIT
 Legal Description UNIT # 2960 ORCHARD PARK CONDOS

VALUATION

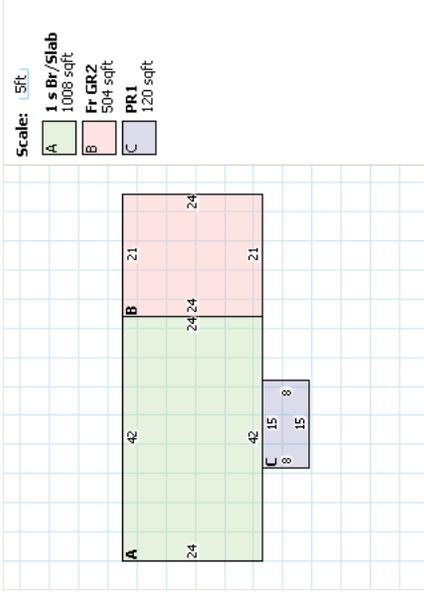
Land Value	Appraised	Assessed
Improvements Value	\$25,000.00	\$8,750.00
CAUV Value	\$88,600.00	\$31,010.00
Taxable Value	\$0.00	\$0.00
Annual Tax (w/o delinquencies)	\$39,760.00	\$1,587.32

LAND

Land Type	Acreage	Depth	Frontage	Depth	Value
G3 - Unit Value	0	0	0	0	25000

AGRICULTURAL

Land Type	Land Usage	Soil Type	Acres	Value



RESIDENTIAL

Building Style	CONVENTIONAL
Year Built	2007
Stories	1
Finished Area	1008
First Floor Area	1008
Upper Floor Area	0
Rooms	4
Bedrooms	2
Family Rooms	0
Full Baths	2
Half Baths	0
Basement	0
Finished Basement Area	0
Heating	CENTRAL
Cooling	BRICK
Exterior Wall	NONE
Attic	0
Number of Fireplace Openings	0
Number of Fireplace Stacks	0

ADDITIONS

Description	Area	Year Built	Value
PR1 - Porch Frame -	120	0	\$3,350.00
GR2 - Garage Brick	504	0	\$11,390.00

SALES

Date	Buyer	Seller	Price
6/11/2008	2270 SHAW ROAD LTD		0

COMMERCIAL

Scale: 5ft

- A** 1 s Br/Slab
1008 sqft
- B** Fr GR2
504 sqft
- C** PR1
120 sqft

