**COURT ORDERED SEALED BID OFFERING**

**THE OFFERING**: 50% membership in Reading Investments, LLC, subject to the terms of the existing Operating Agreement. Reading Investments is a Manager managed LLC and the existing manager will not change. Bidder is aware that should they become the eventual high bidder they will not have any management rights in the LLC.

**RECEIPT**: This sealed bid MUST be received via email on or before April 30, 2021 at 1:00PM, EST. Once submitted the offering cannot be retracted. A sealed bid shall be submitted only on the approved sealed bid form. All other offerings shall be rejected.

**THE AUCTION PROCEEDURE**: By court order in the Grace L. Ayer Estate, Hamilton County Probate case # 2017003096, the auction shall be conducted in a two stage format. In order to qualify to advance to the second stage live auction, all bidders must qualify by submitting a SEALED BID OFFERING on this approved sealed bid form. The LIVE auction shall be conducted on May 7, 2021 at 11:00AM and the bidding shall resume by beginning at the highest sealed bid offering, with the 50% member interest in the LLC **selling to the eventual Highest Bidder**. There shall be a ten percent (10%) buyer premium added to the high bid amount to determine the full purchase amount. (By example: if the final highest bid is $100,000, the 10% buyer premium will be added to create a full purchase amount of $110,000)

**INFORMATION & PREVIEWS**: Bidder acknowledges that information was available on the Ohio Real Estate Auctions LLC website including Auditor information, Pictures, Terms, Confidentiality Agreement, & Interior Preview availability. Bidder also acknowledges they have taken the opportunity to preview the existing LLC asset and materials as presented, or chosen not to, and are bidding on the 50% LLC membership As-Is with no warranties expressed or implied.

**INDEMNITY**: Bidder recognizes that auctioneer(s) involved in the sale are relying on information provided by seller’s representative/agent or supplied by Seller, or found in public records and agrees to indemnify and hold harmless against any and all claims, demands, damages, suits, liabilities, costs, and expenses (including but not limited to reasonable attorney fees) arising out of any inadvertent misrepresentation within the advertising and/or information provided. **It is up to Bidder to conduct their own due diligence relying on same prior to submitting this sealed bid.**

I \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ submit this sealed bid offering of $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 (Printed Name) (Sealed Bid Amount)

on the above defined terms, for a 50% member interest in Reading Investments LLC, subject to the terms of the existing operating agreement.

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Signature (Mobile Phone)

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 (Street Address) (Email)

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 (City, State, & Zip Code) (Work Phone)